

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, January 21, 2020. Those members in attendance were:

Janell Frazier  
Craig Miller  
Jennifer Prunoske

Dean Weinhold  
Jenna Seesholtz, Township Manager  
Ben Craddock, Township Engineer

Attendees: Roger Fry of Fry Surveying, Bill Witman of Witman Engineering, Mel Hess, Mark Stanley, Warren Nolt

The meeting was called to Order at 7:00 pm by Weinhold.

### **Reorganization**

**Chairman:** A motion by Frazier second by Miller to appoint Dean Weinhold as Chairman of the Planning Commission. There were no additional nominations. Motion carried.

**Vice-Chairperson:** A motion by Frazier second by Miller to appoint Jennifer Prunoske as Vice-Chairperson of the Planning Commission. There were no additional nominations. Motion carried.

**Secretary:** A motion by Prunoske second by Miller to appoint Janell Frazier as Secretary of the Planning Commission. There were no additional nominations. Motion carried.

### **Minutes**

**December 17, 2019 Minutes:** A motion by Miller second by Frazier to approve the December 7, 2019 Planning Commission minutes of December 17, 2019 as amended. Motion carried.

### **Public Comments**

There was no public comment.

### **Old Business**

**2019-06 - Oregon Pike Motors Preliminary/Final Subdivision & Land Development Plan:** Zoned R-1 Low Density Residential, the three tracts total 2.18 acres. Developer proposes moving lot lines to create better set-backs for Lot 2, to allow for addition to the Oregon Pike Motors shop on Lot 1 and subdivide the home from existing tract to create Lot 3. Bill Witman spoke on behalf of the applicant.

**Waivers:** The developer requested the following waivers:

- Waiver of Section 155-9 Preliminary Plan Submission
- Waiver of Section 15-21.B Plan Scale
- Waiver of Section 155-23.A(5) Defer Right-of-Way Dedication
- Waiver of Section 155-23.C(1) Defer Roadway Improvements

**Waiver of §155-9 Preliminary Plan Submission:** A motion by Prunoske second by Frazier to recommend granting waiver of §155-9 Preliminary Plan Submission. Motion carried.

**Waiver of §155-21.B Plan Scale:** A motion by Miller second by Prunoske to recommend granting waiver of §155-21.B Plan Scale. Motion carried.

**Waiver of §155-23.A(5) Defer Right-of-Way Dedication** A motion by Prunoske second by Weinhold to recommend granting waiver of §155-23.A(5) Defer Right-of-Way Dedication. Motion carried.

**Waiver of §155-23.C(1) Defer Roadway Improvements** A motion by Miller second by Prunoske to recommend granting waiver of §155-23.C(1) Defer Roadway Improvements. Motion carried.

**Plan Recommendation - Oregon Pike Motors Preliminary/Final Subdivision & Land Development Plan:** A motion by Prunoske second by Miller to recommend the Oregon Pike Motors Preliminary/Final Subdivision & Land Development Plan to the Board of Supervisors for approval contingent upon Township Engineer's review letter dated January 14, 2020. There was no public comment. Motion carried.

**2019-09 - Noah Z. Shirk Preliminary/Final Subdivision & Land Development Plan:** Zoned Agricultural, existing tract contains 83.385 acres. Proposes to divide into 2 lots that will contain 44.429 acres (Lot 1) and 38.956 acres (Lot 2). Roger Fry of Fry Surveying spoke on behalf of the applicant.

**Waivers:** The developer requested the following waivers:

- Waiver of Section 155-9 Preliminary Plan Submission
- Waiver of Section 155-23.A(5) Defer Right-of-Way Dedication
- Waiver of Section 155-23.C(1) Defer Roadway Improvements
- Waiver of Section 155-32.A(1) Concrete Monuments

**Waiver of §155-9 Preliminary Plan Submission:** A motion by Prunoske second by Frazier to recommend granting waiver of §155-9 Preliminary Plan Submission. Motion carried.

**Waiver of §155-23.A(5) Defer Right-of-Way Dedication** A motion by Prunoske second by Miller to recommend granting waiver of §155-23.A(5) Defer Right-of-Way Dedication. Motion carried.

**Waiver of §155-23.C(1) Defer Roadway Improvements** A motion by Miller second by Frazier to recommend granting waiver of §155-23.C(1) Defer Roadway Improvements. Motion carried.

**Waiver of §155-32.A(1) Concrete Monuments** A motion by Frazier second by Miller to recommend granting waiver of §155-32.A(1) Concrete Monuments. Motion carried.

**Plan Recommendation - Noah Z. Shirk Preliminary/Final Subdivision & Land Development Plan:** A motion by Prunoske second by Miller to recommend the Noah Z. Shirk Preliminary/Final Subdivision & Land Development Plan to the Board of Supervisors for approval contingent upon Township Engineer's review letter dated December 30, 2019. There was no public comment. Motion carried.

**Noah Z. Shirk Sewer Planning Module:** A motion by Prunoske second by Frazier to approve the Planning Commission member to execute documents required for the Noah Z. Shirk Sewer Planning Module with contingent on the Sewage Enforcement Officer's review. Motion carried.

**New Business**

**Nolt's Greenhouse:** 151-165 E Farmersville Road, Zoned Ag. Proposes using the southside of the property (currently the onion co-op) as storage and warehouse and use the northside of the property to create Nolt's Produce. This would entail removing most of the buildings currently located on the property. Mark Stanley spoke on behalf of his client, Warren Nolt. The Planning Commission did not take any action on this item.

**Adjournment:** There being no other business before the Planning Commission, a motion by Miller second by Frazier to adjourn the meeting at 8:02PM. Motion carried.

Respectfully Submitted,  
Jenna Seesholtz, Township Manager