

**WEST EARL TOWNSHIP**  
**PLANNING COMMISSION**  
**Meeting minutes: April 21, 2020**

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, April 21, 2020. The meeting was being recorded by the Township via Zoom.

Those members in attendance via Zoom teleconference application were:

Jennifer Prunoske, Vice Chairwoman  
Janell Frazier, Secretary

Craig Miller, Member  
Ben Craddock, Township Engineer

Those members in attendance at the Municipal building were:

Dean Weinhold, Chairman  
Jenna Seesholtz, Township Manager

Attendees: Randy Hoover of Team Ag and Chris Falencki of McCarthy Engineering

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

**Public Comments**

There was no public comment.

**New Business**

**2020-01 – South Fairmount Church Land Development Plan:** 450 South Fairmount Road, Ephrata, PA. 7.05 Acres, Zoned Ag. Applicant plans to erect a 5,225 sq ft church and a 50 ft x 220 ft cemetery. Chris Falencki of McCarthy Engineering spoke on behalf of his client.

**Waivers and Deferments:** The developer requested the following waivers or deferments:

- Waiver of §155-9 and 155-11 (Preliminary Plan Submission)
- Waiver of §155-21.B (Plan Scale)
- Deferment of §155-23.C(1) (Defer Roadway Improvements)
- Waiver of §155-32.C(2) (Curbing)
- Waiver of §155-32.D(1) (Sidewalks)
- Waiver of §149-37 C.1 (a)(4) (Stormwater Ord) Pipe installation

**Waiver of §155-9 and 155-11 Preliminary Plan Submission:** A motion by Prunoske second by Frazier to recommend granting waiver of §155-9 and 155-11 Preliminary Plan Submission. Motion carried.

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

**Deferral of §155-23.C(1) Roadway Improvements:** A motion by Prunoske second by Milller to recommend deferral of §155-23.C(1) Roadway Improvements. Motion carried.

**Waiver of §155-23.C(2) Curbing:** A motion by Frazier second by Miller to recommend granting waiver of §155-23.C(1) Curbing. Motion carried.

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**Deferral of §155-32.D(1) Sidewalks:** A motion by Prunoske second by Miller to recommend deferral of §155-32.D(1) Sidewalks. Motion carried.

**Waiver of §149-37 C(1)(a)(4) (Stormwater Ord) Pipe installation:** A motion by Prunoske second by Miller to recommend waiver of §149-37 C(1)(a)(4) (Stormwater Ord) Pipe installation. The developer will install an 8-inch pipe instead of the 15-inch the Stormwater Ordinance calls for. Motion carried.

**Plan Recommendation - 2020-01 – South Fairmount Church Land Development Plan:** A motion by Frazier second by Prunoske to recommend plan approval contingent upon Township Engineer's review letter dated April 6, 2020. Motion carried.

**2020-02 – Paul Riehl Poultry Barn:** 406 Glenbrook Road, Leola, PA.10.39 Acres, Zoned Ag. Applicant proposes to erect a 16,376 sq ft poultry barn. Randy Hoover of Team Ag spoke on behalf of his client.

### **Waivers Requested:**

- Waiver of §155 – Waiver of Land Development

**Waiver of §155- Land Development Plan:** A motion by Prunoske second by Frazier to recommend Waiver of §155- Land Development Plan with the following two conditions:

1. The Township accept the Right-of-Way recorded on 2006 subdivision plan
2. Applicant find an alternate location for the on-lot septic and be approved by the Township's Sewage Enforcement Officer.

Motion carried.

**2020-02 – Paul Riehl Poultry Barn:** A motion by Frazier second by Prunoske to recommend the Land Development Plan waiver to the Board of Supervisors contingent upon the Township Engineer's review letter dated April 15, 2020. Motion carried.

**2020-03 - Denmark Properties – SW Waiver Request:** Denmark property will submit a full land development plan. The developer is requesting the following in the interim:

**§149-31. A: Stormwater Management Plan Requirement:** Looking at a preliminary grading concept, we have estimated that the Martin Warehouse site could benefit from importing fill. The nearby Bobby Rahal site is exporting fill and therefore, we would like to arrange to receive this fill with approved E&S Plan per Lancaster County Conservation District. The soil import area on the Martin Site will exceed 5,000 SF; normally requiring SWM Plan approval through the Township. But because this is a very simple exercise of soil import and stabilization, we respectfully request a Waiver from the SWM Plan process.

**Waivers §149-31. A: Stormwater Management Plan Requirement:** A motion by Frazier second by Miller to recommend granting waiver §149-31. A: Stormwater Management Plan Requirement as detailed in waiver request letter of March 31, 2020 contingent upon the Township Engineer's review letter dated April 1, 2020. Motion carried.

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### **Public Comment:**

**E-Mail – Yates:** The Township received an e-mail from Raymond Yates of 3934 Oregon Pike, Ephrata. Mr. Yates was questioning lighting placed on a lot that is now Oregon Pike Motors. The Planning Commission discussed the e-mail and determined that the issues raised in Mr. Yates' e-mail should be brought to the Zoning Officer and the Code Enforcement officer for review. The Planning Commission members took no further action on this item.

### **Minutes**

**February 18, 2020 Minutes:** A motion by Prunoske second by Miller to approve the Planning Commission minutes of February 18, 2020 as submitted. Motion carried.

**Adjournment:** There being no other business before the Planning Commission, a motion by M Prunoske iller second by Frazier to adjourn the meeting at 7:43PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager