



WEST EARL TOWNSHIP PLANNING COMMISSION

Dean Weinhold, Chairman · Jennifer Prunoske, Vice Chairwoman
Janell Frazier, Secretary · Craig Miller, Member
Ben Craddock, Township Engineer

Meeting Minutes

January 19, 2021

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, January 19, 2021.

Those members in attendance were:

Dean Weinhold, Chairman
Jennifer Prunoske, Vice Chairwoman
Janell Frazier, Secretary

Craig Miller, Member
Ben Craddock, Township Engineer
Jenna Seesholtz, Township Manager

Attendees: Brent Good of ELA Group, Ted Cromleigh of Diehm & Sons, Dennis Martin, John Beiler, Mahlon Martin and Marcia Rice

Reorganization

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

Vice-Chairperson: A motion by Miller second by Frazier 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

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

Public Comments

There was no public comment.

New Business

2020-7 Denmark Properties –Martin Appliance Warehouse Preliminary/Final Land Development Plan: SALDO plan. Property located at 76 Cocalico Creek Road, Ephrata. Zoned I-1 Industrial. This project previously came before the Planning Commission members on August 18, 2020. The developer requests 2 additional waivers. Brent Good of ELA Group and Dennis Martin were in attendance to speak on behalf of the submittal.

WAIVERS: The developer is requesting the following waivers:

STORMWATER

- Waiver of Section 149-34 (Structure to be 2' Above 100-Yr Elevation)
- Waiver of Section 149-37.C1(d) (Swale design – Side Slope)

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Waiver of §149.34(F) Structure to be 2' Above 100-Yr Elevation: A motion by Frazier second by Miller to recommend granting waiver of §149.34(F) Structure to be 2' Above 100-Yr elevation conditionally approved based up Township Engineer's review letter dated January 4, 2021. Motion carried.

Waiver of §149.37.C.1(d) Swale design – Side Slope: A motion by Prunoske second by Miller to recommend granting waiver of §149.37.C.1(d) Swale design – Side Slope conditionally approved based up Township Engineer's review letter dated January 4, 2021. Motion carried.

2020-7 Financial Security – Denmark Properties: A motion by Frazier second by Miller to approve the financial security for the Denmark Properties project as identified in Township Engineer's review letter dated January 4, 2021. Motion carried.

2021-01 - Mahlon Martin, 307 Goods Road: Land Development Plan Waiver request. Zoned Ag. Property located in East Earl and West Earl. Applicant wishes to relocate a building 1,375 sq ft home to this property. The building will not be occupied until the appropriate permits are acquired. Ted Cromleigh of Diehl & Sons and Mahlon Martin were in attendance to speak on behalf of the submittal.

WAVIERS: The Developer requests the following Waivers:

SALDO

- Waiver of Chapter 155 -Article III (SALDO Ordinance)

2021-01 - Mahlon Martin, 307 Goods Road: A motion by Prunoske second by Frazier to recommend waiver for application of 2021-01 Mahlon Martin, 307 Goods Road to the Board of Supervisors based on Township Engineer's review letter dated January 12, 2021. The building will require a land development plan when the applicant wishes to occupy the building as a residence. Motion carried.

2021-02 John Beiler – Special Exception Request: 216 Locust Street, Leola. Zoned AG. Applicant wishes to place a 40'x50' woodworking shop on the property to house a home occupation. John Beiler was in attendance to speak on behalf of the submittal. No action was taken on this item. The applicant will appear before the Zoning Hearing Board as the next step of his application.

Public Comment:

There was no public comment.

Adjournment: There being no other business before the Planning Commission, a motion by Miller second by Frazier to adjourn the meeting at 7:48 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager