



# WEST EARL TOWNSHIP PLANNING COMMISSION

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

## Meeting Minutes February 16, 2021

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, February 16, 2021. Vice Chairwoman Prunoske called the meeting to order at 7:04PM.

Those members in attendance were:

Jennifer Prunoske, Vice Chairwoman  
Janell Frazier, Secretary  
Craig Miller, Member

Ben Craddock, Township Engineer  
Jenna Seesholtz, Township Manager

**Attendees:** Tom Matteson of Diehm & Sons, Reid Myers, David Burkholder and Cameron Renehan of TeamAg

### Minutes

**January 19, 2020 Minutes:** A motion by Miller second by Frazier to approve the Planning Commission minutes of January 19, 2021 with amendment. Motion carried.

### Public Comments

There was no public comment.

### New Business

**2021-4 –David Burkholder Special Exception:** 540 S. Fairmount Road. Zoned AG. 16.7 acres. Applicant proposed to construct a 60'x500' poultry barn with more than 500 ducks. Applicant proposes 20,000 ducks that will be at three different stages of development. There will be one truck every 3 weeks for feed deliver and one weekly delivery truck leaving the property to deliver the ducks. The applicant had a Zoning Hearing Board scheduled as required for a Special Exception. The Planning Commission took no action on this applicant's submission.

**2021-2 - AnStorage, LLC Land Development plan:** Property located at 32 Cocalico Creek Road, Ephrata. Zoned I-1 Industrial. 0.929 acres. Applicant proposed to construct a 7,600 sq ft storage building which will contain 38 10'x20' units, 2,000 sq ft garage and 10'x18' security building and paved lot. The total proposed impervious is 77.8% of the 80% allowable in I-1 zoning. Tom Matteson of Diehm & Sons spoke on behalf of his client. Reid Myers, developer, was in attendance.

**WAIVERS:** The developer is requesting the following waivers:

#### **SALDO**

- Waiver of §155-9 – Preliminary Plan
- Waiver of §155-20.B and §155-21.B – Plans shall be drawn at 1"=50" or 1"=100"
- Waiver of §155-23.C.(1) – Street width shall be 34' (or 17' from centerline)
- Waiver of §155-32.D – Sidewalk along existing streets

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### **STORMWATER**

Waiver of §149-31.Q and §155-29.E(4) – Minimum 20’ wide easement for all stormwater facilities

- Waiver of §149-32.E.(2) – Volume used for rate control
- Waiver of §149-32.A.2(c) & 149-37.B.(1)(a)[2] – Loading ratios per BMP Manual
- Waiver of §149-37.C.(1)(a)[4] – Minimum 15” diameter for pipes with vehicular loading

### **ACTION ON PLAN - DEFERMENTS**

**§155-23.C.(1) – Street width:** A motion by Frazier second by Miller to recommend a deferral of SALDO requirement §155-23.C.(1) – Street width to the Board of Supervisors. Motion carried.

**§155-32.D – Sidewalks:** A motion by Frazier second by Miller to recommend a deferral of SALDO requirement §155-32.D – Sidewalks to the Board of Supervisors. Motion carried.

### **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 7:49 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager