



WEST EARL TOWNSHIP PLANNING COMMISSION

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

Meeting Minutes May 18, 2021

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, May 18, 2021. Chairman Weinhold called the meeting to order at 7:00 PM.

Those members in attendance were:

Dean Weinhold, Chairman
Jennifer Prunoske, Vice Chairwoman
Janell Frazier, Secretary
Craig Miller, Member

Cameron Renehan, Member
Ben Craddock, Township Engineer
Jenna Seesholtz, Township Manager

Attendees: Tom Matteson of Diehm & Sons, Reid Myers, Harold Stauffer

Minutes

April 20, 2020 Minutes: A motion by Miller second by Frazier to approve the Planning Commission minutes of April 20, 2021 as submitted. Motion carried. Vice Chairwoman Prunoske abstained from the vote as she did not attend the April 20, 2021 meeting.

Public Comments

There was no public comment.

New Business

There was no new business.

Old Business

2021-2 - AnStorage, LLC: SALDO 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 was in attendance to represent this plan on behalf of his client.

WAIVERS: The developer is requesting the following waivers:

SALDO

- Waiver of §155-9 – Preliminary Plan
- Waiver of §155-21.B – Plans Scale
- Waiver of §155-29.E(4) – Stormwater Drainage Easement

STORMWATER

- §149-37.C.(1)(a)[4] – Minimum 15" diameter for pipes with vehicular loading
- §149-31.Q.– Stormwater Easement Width

ACTION ON PLAN – WAIVERS

155-9 – Preliminary Plan: A motion by Prunoske second by Frazier to recommend waiver request of SALDO requirement §155-9 – Preliminary Plan. Motion carried.

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§155-21.B – Plans Scale: A motion by Prunoske second by Miller to recommend waiver request of SALDO requirement §155-21.B – Plans Scale Motion carried.

§155-29.E(4) – Storm Drainage Easement: A motion by Prunoske second by Frazier to recommend waiver request of SALDO requirement §155-29.E(4) – Storm Drainage Easement. Motion carried.

§149-37.C.(1)(a)[4] – Minimum 15” diameter for pipes with vehicular loading: A motion by Prunoske second by Miller to recommend waiver request of Stormwater requirement §149-37.C.(1)(a)[4] – Minimum 15” diameter for pipes with vehicular loading. Motion carried.

§149-31.Q.– Stormwater Easement Width: A motion by Prunoske second by Renehan to recommend waiver request of Stormwater requirement §149-37.C.(1)(a)[4] – Minimum 15” diameter for pipes with vehicular loading. Motion carried.

Plan Recommendation 2021-2 - AnStorage, LLC: A motion by Prunoske second by Frazier to recommend plan approval contingent upon Township Engineer's review letter dated May 6, 2021. Motion carried.

Public Comment:

Harold Stauffer: Mr. Stauffer stated that he attended the meeting to get a feel for the Planning Commission process.

Adjournment: There being no other business before the Planning Commission, a motion by Prunoske second by Miller to adjourn the meeting at 7:18 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager