



# 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 June 15, 2021

The West Earl Planning Commission held their scheduled monthly meeting on Tuesday, June 15, 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:** Karen Stauffer, Steve Gergely of Harbor Engineering, Adam Felty of Calumet Enterprises

### Minutes

**May 18, 2020 Minutes:** A motion by Miller second by Frazier to approve the Planning Commission minutes of May 18, 2021 as submitted. Motion carried.

### Public Comments

There was no public comment.

### New Business

**2021-7 Regal Foods:** SALDO plan. Property located at 171 Butter Road. Zoned Ag. 5.0 acres. Applicant proposed to construct a 18,400 sq ft expansion of building and additional 3,604 sq ft in paving. Total new impervious will be 23,329 sq ft. The total proposed impervious will be 94,959 sq ft.

### **WAIVERS**

The developer is requesting the following waivers:

#### **SALDO**

Waiver of §155-9 – Preliminary Plan

Waiver of §155-21.B – Final Plan Scale

Waiver of §155-21.C.(14) – Show all existing ROW, Easements and streets within 150'

Waiver of §155-32.D – Sidewalk

Waiver of §155-32.C(5) – Vertical Curb Dimensions

#### **STORMWATER**

Waiver request of §149-43.M(7) – Existing features within 200 feet

Waiver request of §149-32.L.2.a – Infiltration Testing Location

## PC Meeting Minutes: June 15, 2021

### **ACTION ON PLAN – WAIVERS**

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

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

**§155-21.C.(14) – Show all existing ROW, Easements and streets within 150’:** A motion by Frazier second by Miller to recommend waiver request of SALDO requirement §155-21.C.(14) – Show all existing ROW, Easements and streets within 150’: Motion carried.

**§155-32.C(5) – Vertical Curb Dimensions:** A motion by Frazier second by Renehan to recommend waiver request of SALDO requirement 155-32.C(5) – Vertical Curb Dimensions. Motion carried.

**§155-32.D – Sidewalk (Deferment):** A motion by Frazier second by Renehan to recommend Deferment of SALDO requirement 155-32.D – Sidewalk. Motion carried.

**§149-31.L(2)(a) – Infiltration Testing Location:** A motion by Prunoske second by Renehan to recommend waiver request of Stormwater Ordinance requirement §149-31.L(2)(a) – Infiltration Testing Location with the condition the developer turn in the test results to Township and Township Engineer. A note will also be added to the plan for this requirement. Motion carried.

**§149-43.M(7) – Existing features within 200 feet:** A motion by Prunoske second by Renehan to recommend waiver request of Stormwater requirement §149-43.M(7) – Existing features within 200 feet. Motion carried

**Plan Recommendation 2021-7 Regal Foods:** A motion by Prunoske second by Frazier to recommend Regal Foods plan for approval contingent upon Township Engineer's review letter dated June 15, 2021. Motion carried.

**2021-8 David Burkholder Stormwater Plan:** 540 S. Fairmount Road. Applicant proposes 60’X500’ poultry house for more than 500 birds. Requesting waiver of the SALDO.

### **WAIVERS**

The developer is requesting the following waivers:

#### **SALDO**

Waiver of §155 Article III – SALDO

#### **STORMWATER**

Waiver request of §149-43.M(7) – Existing features within 200 feet

Waiver request of §149-32.L.2.a – Infiltration Testing Location

## PC Meeting Minutes: June 15, 2021

### ACTION ON PLAN WAIVERS

**Waiver of §155 Article III – SALDO:** A motion by Prunoske second by Frazier to recommend waiver of §155 Article III – SALDO with the following conditions noted in Township Engineer's letter dated June 15, 2021 (3(a-d)):

1. The Right-of -Way be officially accepted and dedicated to the Township.
2. The applicant and the Township enter shall enter into an agreement that will be recorded at the Lancaster County Recorder of Deeds office to defer §155-23.A(5) and C(1) - Improvements of the Road Frontage along S. Fairmount Road.
3. The applicant and the Township enter shall enter into an agreement that will be recorded at the Lancaster County Recorder of Deeds office to defer §155-32.D(1) – Sidewalks
4. Placement of the "Replacement Absorption Area Easement" locations shall be shown on the plan.

Motion carried. Renehan abstained from the vote as he is employed by TeamAg.

**§149-32.A.a(a)[2](c) – Loading ratio for volume control facilities:** A motion by Prunoske second by Miller to recommend waiver request of Stormwater Ordinance requirement §149-32.A.a(a)[2](c) – Loading ratio for volume control facilities. Motion carried. Renehan abstained from the vote as he is employed by TeamAg.

**§149-37.C(1)(a)[4] – Minimum Diameter of Pipe in Vehicular Loading Zone:** A motion by Prunoske second by Frazier to recommend waiver request of Stormwater requirement §149-37.C(1)(a)[4] – Minimum Diameter of Pipe in Vehicular Loading Zone. Motion carried. Renehan abstained from the vote as he is employed by TeamAg.

**Plan Recommendation 2021-8 David Burkholder Stormwater Plan:** A motion by Frazier second by Prunoske to recommend David Burkholder Stormwater Plan for approval contingent upon Township Engineer's review letter dated June 15, 2021. Motion carried. Renehan abstained from the vote as he is employed by TeamAg.

### Public Comment:

**Karen Stauffer:** Mrs. Stauffer stated that she 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 Miller second by Prunoske to adjourn the meeting at 7:36 PM. Motion carried.

Respectfully Submitted,

Jenna Seesholtz, Township Manager