

WEST EARL PLANNING COMMISSION

Meeting minutes: April 15, 2014

PC Attendees: , Weinhold, Gauthier, Graham, Phillips

Staff: Engineer Rathman, Manager Tobias

Public Attendees: Peter Hughes, Lloyd Ray Weaver, Darla Weaver, Ernie Capizzi, Earl G. Martin, and Dave Mease

Call to Order at 7:01 pm

Motion by Graham, seconded by Gauthier to approve the March 18, 2014 meeting minutes.
Motion passed 4-0

Old Business: None

New Business:

1 South State St.:

The sketch plan proposes development of the existing vacant lot located on the southeast corner of State Street and Main Street intersection. The plan depicts a proposed retail building of approximately 995 square feet with associated parking and landscaping. Mr. Capizzi was representing himself, due to the fact that his consultant was called out of town for family emergency. Mr. Capizzi reviewed the sketch drawing with the Commission members. The proposed construction is located in a C-1 Commercial Zone, and would include the placement of a trailer on site at 1 S. State St. (site of the former Brownstown Hotel). Engineer Rathman reviewed the results of his April 14, 2014 review letter. Access will need to be obtained from PennDot for proposed driveway openings. Mr. Capizzi mentioned that he has already spoken to PennDot, and they foresee no problems on their end, and it is up to the township. Mr. Capizzi would like to try this concept on a temporary basis, and if the business does do well, he would develop a structure more permanent.

The subject of a drive thru was dominant in the discussion between the authority members and the applicant. Mr. Weinhold did inform the applicant that a drive thru is not a permitted use in the C-1 zone, and would require a variance from the zoning hearing board. Mr. Capizzi informed the board, that after a nine month period, he should know if the business will succeed. The commission members requested that Mr. Capizzi submit a more detailed land development plan depicting what the lot will appear to be look like in five years.

Lloyd Ray Weaver:

Peter Hughes (Red Barn Consulting) appeared before the Commission members representing LR Weaver. Mr. Weaver operates an existing poultry operation on the property located at 395 South Farmersville Road, Ephrata, PA. The proposed project includes

construction of a second 63 ft x 500 ft poultry barn, an new 40'x 60' manure storage building, gravel driveway and turnaround areas and associated stormwater management controls.

Mr. Hughes informed the board members that the NPDES permit, and Erosion and Sedimentation plan is still in the process of being secured. Mr. Hughes explained what effect the additional construction will have on the area. There would be no increase in truck traffic, the applicant would make use of the existing driveway, no employees, and manure generated would be exported to a broker off site. Water being used at this point is existing well water and the northern portion of land towards Groff Creek. There would be an additional 6,000 chickens.

Engineer Rathman discussed the results of his April 14, 2014 review letter. He questioned the board members as to whether the plan qualified as a Land Development Plan or Stormwater Management Plan. The proposed construction would result in minimal impact and the applicant could request a waiver of the land development plan. Discussion then focused on the use of the existing driveway for operations and the maintenance of the existing recorded easement. The board discussed further granting a waiver of land development contingent upon evidence of an existing recorded easement, improvement of the existing driveway, and submittal of a storm water management plan. Also, comments #18 and 21 from the review letter will need to be addressed. Motion by Phillips, second by Gauthier to grant a waiver from land development contingent on the applicant complying with the above stated conditions. Approved by all members 4-0

Earl G. Martin – 123 Willis Pierce Road:

Peter Hughes (Red Barn Consulting) representing the applicant (Earl G. Martin). The applicant wishes to expand his poultry operation with the construction of a facility to house more than the 500 birds as prescribed by the Zoning Ordinance. Mr. Martin will be appearing before the Zoning Hearing Board on May 7, 2014 for a Special Exception. Mr. Martin is proposing to construct a facility 46 x 580 feet. A nutrient management plan and conservation plan has been submitted to the Lancaster County Planning Commission, and an Order Plan has been submitted to the state conservation office.

After a brief discussion, on motion by Phillips, second by Gauthier, and approved by all members, the Planning Commission is recommending to the Zoning Hearing Board approval of this Special Exception.

Eli and Ada Ruth Lantz Add On Lot Plan: 211-219 Stone Quarry Road

The applicant is proposing to combine two existing lots along Stone Quarry Road north of Route 222 to create a 1.36 acre lot (lot 1). Lots 2 and 3 which will be combined to create Lot 1 contain 0.49 and 0.871 acres respectively. Lot 2 includes an existing dwelling and driveway which extends onto Lot 3; Lot 3 includes an existing 295 sq. ft. barn which will be removed and replaced with a 2,400 sq. ft. barn as part of the project. The existing dwelling is serviced by on lot sanitary sewer facility and private well.

Dave Mease (Diehm and Sons), representing the applicant (Eli Lantz) again reviewed the add on lot plan with the commission members. Mr. Mease informed the members that a

cistern will be constructed underneath of the new carriage barn to manage water runoff, and this water would then be utilized in the operation of the farm. The tank will have a storage capacity of 11,000 gallons, with overflow protection.

Engineer Rathman indicated that a Sight Easement will be needed as part of his comments in the review letter dated, March 14, 2014. Mr. Mease informed the commission that a verbal approval has been granted from the adjoining neighbor to this request, but a formal document will need be signed and submitted. The Subdivision and Land Development Ordinance for the township covers these regulations, and in addition, a cross access agreement will be needed. Motion by Gauthier, second by Graham to grant conditional approval for ad on lot plan based on Becker review letter dated March 14, 2014. Approved by all members

Act 167 – Storm Water:

A brief discussion took place to review the proposed draft Storm Water ordinance proposed by the engineer. The proposal includes management for up to 3” of rain water and the small projects classification will cover from 2,000- 5,000 square feet of project space.

Engineer Rathman informed those present that a workshop session took place on Friday, April 11, 2014 with members of the Planning Commission and Board of Supervisors. At that workshop session, a recommendation was made to allow for an exemption in the Agricultural Zones contingent upon an improvement of 10,000 square feet or less, 20 acres or less, and an implemented conservation plan to manage 1” of rainwater runoff

Motion by Phillips, second by Phillips to adjourn the meeting 8:49 pm.

Respectfully Submitted,

Kevin R. Tobias
Commission Secretary