

WEST EARL PLANNING COMMISSION

Meeting minutes: June 17th, 2014

PC Attendees: Weinhold, Gauthier, Fraizer

Staff: Engineer Rathman, Manager Johnson

Public Attendees: Dave Mease, Scott Woytera, Tom Ridder and Ron Hershey

Call to Order at 7:00 pm

Motion by Fraizer, seconded by Gauthier to approve the May 20th, 2014 meeting minutes.

Motion passed 3-0

Public Comment: Tom Ridder presented the Commission with a sketch from the Oregon Pike Motor Lot Add-on. Mr. Ridder discussed adding two lots together to have more show area for the car lot. Engineer Rathman suggested that Mr. Ridder go to Penndot to discuss a Highway Occupancy Permit and to speak to the Township Zoning Officer on items that need to be addressed.

Old Business: None

New Business:

Chapel Lane Lot Add On Plan

Ron Hershey (Hershey Surveying) appeared before the Commission members to review the Lot Add on Plan for 170 and 176 Chapel Lane (Lot 34 and Lot 35). Mr. Hershey asked the Commission about item 7 on the Becker Engineering letter dated May 21, 2014 with regards to storm water. Becker recommended that the Township require notation to be added to the plan document the commitments of the lot owners to direct all new impervious surfaces on Lots 34 and 35 toward the street, where it will be conveyed to the developments storm water management facility. If the applicant can't do that, gets an agreement from the adjacent property owner allowing the storm water discharge onto his property. Mr. Rathman noted that if the agreement with the adjacent property owner is needed, that the agreement be obtained, recorded and noted on the subdivision plan as a condition of plan approval. The applicant would like to obtain the agreement, if it is needed, prior to the building permit stage instead of at the subdivision stage.

After a brief discussion a motion by Member Gauthier and second by Member Fraizer to make a recommendation of conditional approval of the plan with the agreement being recorded prior to the plan being approved by the Board of Supervisors. Motion carried. 3-0.

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

Dave Mease (Diehm and Sons) representing the applicant (Eli Lantz). This plan was conditional approved by the Planning Commission and the Board of Supervisors in May. One of the conditions was meeting the site distance requirements for the two existing driveways. This was going to be addressed by getting an easement from Ms. Popple, property owner across the street. However, Ms. Popple no longer wants to grant the easement to the Lantz's.

So the Lantz's are coming to the Commission for a waiver from the requirements of the site distance for driveways.

After a brief discussion, on motion by Gauthier, second by Weinhold to recommend that the waiver of the requirements of the site distance for the driveway by closing the driveway to the right be granted. Motion was carried by a vote to 2-1. On motion by Weinhold and second by Gauthier to reaffirm the recommendation of conditional approval, motion carried 3-0.

Eli and Mary King Planning Module:

On a motion by Gauthier and second by Fraizer to recommend the Planning Module to the Board of Supervisors for approval, motion carried 3-0.

Motion by Gauthier, second by Fraizer to adjourn the meeting 8:06 pm.

Respectfully Submitted,

Candie L. Johnson
Commission Secretary