

WEST EARL PLANNING COMMISSION

Meeting minutes: February 21, 2017

PC Attendees: Frazier, Gauthier, Miller, Prunoske.

Staff: Engineer Rathman, Supervisor Keppley

Public Attendees: Sandy Kime - ELA Group, Ted Cromleigh – Diehm & Sons, Matt Creme – Nikolaus & Hohenadel, Eugene Hurst, Jeremy Good, Curtis Weaver

Call to Order at 7:00 pm

On Motion by Frazier, second by Miller, the January 2017 meeting minutes were approved.
Motion passed 4-0

Public Comments

None

Old Business

None

New Business:

MM Weaver Variance Request – Matthew Creme, Jr, Nikolaus & Hohenadel, and Ted Cromleigh, Diehm & Sons, presented the proposed variance requests for the MM Weaver facility. The applicant is requesting a variance to permit an expansion of the existing non-conforming use beyond the 50% permitted by the ordinance and the previous zoning hearing board decision. Also, the applicant is requesting a variance to permit a sign with a larger area than permitted in the ordinance.

Mr. Creme provided a brief history of the MM Weaver operation explaining that the business sells and services farm equipment. He stated that the proposed expansion of the existing 10 acre property included obtaining a 6 acre property from the adjacent Hoover property for storage of equipment. Additionally, an existing structure will be removed and replaced with a larger structure to house larger modern-day farm equipment. The proposed larger structure will be constructed over existing impervious area. Mr. Creme and Eugene Hurst stated that the property expansion is not intended to increase business but to store equipment and better manage operations.

Mr. Creme noted that with the proposed expansion of the property, the business will continue to be agricultural sales and service only. The business does not sell or repair construction or landscaping equipment and will not do this as part of the expansion.

The applicant stated that the proposed sign will replace one of the existing signs on the property and not be substantially larger than the existing sign.

On motion by Prunoske, second by Frazier, the Planning Commission recommended supporting both variance requests.

Motion passed 4-0

Bobby Rahal Auto Group Sketch Plan – Sidney Kime, Jr., ELA Group, presented the sketch plan for the proposed Bobby Rahal Lexus auto dealer. The project is located at the former Home Depot sight on Oregon Pike adjacent to Dutch Bowl. The plan proposes subdivision of the existing tract and a portion of the adjacent Manco tract to the north into 3 lots, where Lot 1 – Bobby Rahal Lexus sales and service, Lot 2 – possible bank or restaurant, and Lot 3 – possible retail and/or office space. The project includes extension of proposed Burkholder Drive from Oregon Pike through the subject property and ending in a temporary cul-de-sac on the Manco property. The plan depicts future extension of Burkholder Drive through a proposed right-of-way to the existing 10,000 Villages property. As part of the presentation, Mr. Kime stated the following:

- The applicant and Township have had preliminary discussions with PennDOT regarding the Traffic Impact Study Scoping application.
- The project will provide vehicular access to the Dutch Bowl property and eliminate the existing western driveway into Dutch Bowl.
- The applicant anticipates approximately 75 employees in the beginning of operations. The Mechanicsburg facility has approximately 120 employees.
- There may be a request for a zoning map change at a future date due to the small portions of industrial and commercial zoned land on Lot 3 and the Manco property, respectively, due to the division of the properties by Burkholder Drive.
- No formal lighting plan has been developed but the applicant plans for lighting levels to be reduced at close of business and then maintain low lighting levels for security purposes.
- No formal landscaping plan has been developed but the applicant anticipates very few trees due to the conflict with car sales operations and display. Landscaping will utilize primarily low shrubs. The applicant suggested viewing the website to see landscaping at the existing Bobby Rahal Lexus dealership.
- The applicant stated that there will be consideration given to providing a right-of-way through the Manco property to existing lots north of the Manco property. However, future access may be a private street/access drive to navigate through the existing PPL towers on the Manco property.
- The Traffic Impact study and traffic improvements will consider future traffic from Lots 2 and 3 and the Manco property.
- The applicant will likely request a waiver of the street width requirements for Collector streets to provide a 34 foot cartway with no parking on either side.

Engineer Rathman discussed the Township's interest in having vehicular access from Burkholder Drive through the Manco property to the lots north of the Manco property.

The Planning Commission noted that sidewalk will be required, likely on both sides of the road.

As this was a sketch plan presentation, no action was taken.

Text Amendment

Engineer Rathman discussed the proposed text amendment to the Zoning Ordinance. One item was discussed related to the proposed parking and unloading area minimum yard distances within the C-2 District. The Planning Commission suggested adding: (5)(e) - where a parking or unloading area abuts an existing residential use or residential district, the minimum yard dimension shall be 25 feet.

On motion by Prunoske, second by Frazier, the Planning Commission recommended supporting the text amendment with the suggested amendment.

Motion passed 4-0

On motion from Frazier, second by Miller, the meeting was adjourned at 8:42 pm. Motion passed 4-0

Respectfully Submitted
Cory Rathman, Becker Engineering