

## **WEST EARL PLANNING COMMISSION**

Meeting minutes: March 21, 2017

PC Attendees: Frazier, Gauthier, Miller, Weinhold and Prunoske.

Staff: Engineer Rathman, Manager Johnson

Public Attendees: Elva Burkholder, Daryl Stoltzfus, Matthew Hood, John Leid and Ron Hershey

Call to Order at 7:00 pm

On Motion by Frazier, second by Miller, the February 21, 2017 meeting minutes were approved.  
Motion passed 5-0

### **Public Comments**

None

### **Old Business**

None

### **New Business:**

110 Cocalico Creek Road – Burkholder Sub-division – Ron Hershey from Hershey Surveying reviewed the plan for a sub-division on one lot to two lots.

After a brief discussion it was recommended that Mr. Hershey meet with Township Staff to review a few items and return to the Planning Commission meeting in April.

Special Exception request for 240 S State Street – Daryl Stoltzfus addressed the Commission on his request for a Special Exception for apartments in his property at 240 S State Street

After a brief discussion the Planning Commission had no comment on the request.

John Leid Storm water Plan – Matt Hood from Team Ag presented the plan for a poultry barn located at 356 Turtle Hill Road. The applicant is requesting a waiver from the requirements of Sub Division and Land Development Ordinance.

On a motion by Member Gauthier and second by Member Miller to grant the waiver per the Becker Engineering letter dated March 6, 2017 which includes three conditions.

1. The project shall meet the applicable West Earl Township Storm water Management Ordinance requirements.
2. Verification shall be provided that the driveway radii are sufficient so that proposed trucks entering and exiting the property can do so without traveling onto unpaved areas and damaging the existing road edge.

3. A 100-foot clear sight triangle easement shall be provided on the northeast corner of the intersection of Turtle Hill Road and High Road and the John and Nancy Leid property. A note shall be added to the plan stating the requirements of Section 155-23.I. (1). The clear sight easement shall be clearly labeled on the plan.

Motion passed 5-0

Petition for Zoning Map Amendment – 3919 and 3929 Oregon Pike

An application for the re-zoning of property at 3919 and 3929 Oregon Pike was reviewed by the Planning Commission from R-1 Residential to C-2 General Commercial.

On motion by Gauthier, second by Prunoske, the Planning Commission moved to not support the re zoning of the property and have Chairman Weinhold forward a letter to the Board of Supervisors.

Motion passed 5-0

On motion from Miller, second by Fraizer, the meeting was adjourned at 8:30pm. Motion passed 5-0

Respectfully Submitted  
Candie Johnson