

**EARL TOWNSHIP PLANNING COMMISSION  
JANUARY 28, 2019**

**MEMBERS PRESENT:**

Floyd Grove  
Lavern Martin  
Rick Kochel  
Cliff Day Jr

**OTHERS PRESENT:**

Charles Haley, Engineer  
Brenda S Becker, Acting Secretary

The **January 28, 2019 Earl Township Planning Commission re-organizational meeting was called to order at 7:00 p.m. by Brenda Becker, Acting Secretary.**

Brenda commenced with the **2019 re-organization** by asking for a nomination for the Chairman.

Floyd continued with the nomination process for 2019, asking for a nomination for the Vice Chairman.

Lavern nominated **Floyd Grove for Chairman**, Rick seconded and all voted yes.

Floyd nominated **Lavern Martin for Vice-Chairman**, Cliff seconded and all voted yes.

Rick nominated **Cliff Day Jr for Secretary**, Lavern seconded and all voted yes.

Cliff made a **motion** to appoint **Brenda Becker as Acting Secretary**, Floyd seconded and all voted yes.

The regular monthly meeting convened at 7:02 p.m.

Lavern made a **motion to approve the November 26, 2018 minutes**, Floyd seconded and all voted yes.

Michael Hartman, dH Enterprises, presented the **Stump's Quality Decks, 2456-2530 Division Highway, New Holland, Lot Add-On Plan** and requested the following:

- a. Conditional Lot Add-On Plan approval. Lavern made a **motion to recommend granting conditional Lot Add-On Plan approval, contingent upon the review comments of the Township's Engineer and the L.C.P.C.** Floyd seconded the motion and all voted yes.
- b. Floyd made a **motion for the Secretary to sign the PA DEP Sewage Planning Waiver & Non-Building Declaration**, Lavern seconded and all voted yes.

Randy Hoover, Team Ag Inc., presented the Hollander Property – **Hollander Auto Repair Shop, 525 Hollander Road, Preliminary/Final Land Development Plan** and requested the following:

- a. Waiver request of SALDO Section 602.M – The Sidewalk installation requirement. Floyd made a **motion to recommend granting the Sidewalk modification, which is sidewalk shall be installed from the northern end of property going south to the first driveway. A Sidewalk Deferral Agreement shall be executed for to remainder southern portion of the property,** . Lavern seconded the motion and all voted yes.
- b. Waiver request of SALDO Section 602.N - The Curbing installation requirement. Floyd made a **motion to recommend granting the Curbing modification, in that a guardrail**

**shall be installed on the northern side and curbing is waived for on the southern side of the proposed building.** Cliff seconded the motion and all voted yes.

- c. Conditional approval of the Pre/Final Land Development Plan. Lavern made a **motion to recommend conditional approval of the Pre/Final Land Development Plan, contingent upon the Township's Engineer, Road Master, Zoning Officer's and L.C.P.C.** Cliff seconded the motion and all voted yes.

Mark Hackenburg, RGS Assoc., and Steve Muller, **GSV**, presented the **Garden Spot Village (GSV), Meadow View, 448 South Kinzer Avenue, Pre/Final Land Development Plan** and requested the following:

- a. Waiver request of SALDO Section 308 – The Preliminary Plan submission requirement.
- b. Waiver request of SALDO Section 602.M – Curbing requirement.
- c. Waiver request of SALDO Section 602.N – Sidewalks requirement.
- d. Waiver request of SWMO Section 302.A.1 – Groundwater Recharge requirement.
- e. Conditional approval of the Final Land Development Plan.

The memory support facility is a single story building with forty (40) beds and two (2) apartments for spouses of the patients. The flow of traffic, sidewalks and curbing were discussed as well as the public water and sewer planning and approvals. After much discussion, Rick made a **motion to table all action at this time**, Floyd seconded and all voted yes.

The Planning Commission reviewed civil case laws relative to short term rentals, which was provided by Solicitor Cassidy.

Laura Proctor, L.C.P.C., reported on the ELANCO Regional meeting held on January 23, 2019, regarding updating/amending the ELANCO Regional Comprehensive Plan. The participants have all shown an interest in creating a Steering Committee to develop the update with the L.C.P.C. providing technical assistance. Each Municipality shall pass a Resolution to agree and participate with the ELANCO Regional Comprehensive Plan update.

Meeting Adjourned at 8:46 p.m.

Respectfully Submitted, Brenda S Becker, Acting Secretary