

EARL TOWNSHIP PLANNING COMMISSION
MARCH 25, 2019

MEMBERS PRESENT:

Floyd Grove
Lavern Martin
Rick Kochel
Cliff Day Jr
Steve Ravegum

OTHERS PRESENT:

George Smith, ELA Group, Inc.
Brenda S Becker, Acting Secretary

The March 25, 2019 Earl Township Planning Commission meeting was called to order at 7:00 p.m., by Chairman Floyd Grove.

Public Comment:

Tom Nehilla, Barley Snyder Law Firm, Samuel Stoltzfus and Tom Matteson, Diehm & Sons, were present to review rezoning a reduced acreage of the total thirty seven (37) acre at the 568 Hollander Road property. Mr. Nehilla stated that if twenty five (25) acres were approved to be rezoned they would be able to develop with better traffic flow and enable extending the public water and sewer facilities to this property and to the King Court properties. The remaining ten (10) acres would continue to be farmed and is the best ground of the parcel for that use. Mr. Nehilla acknowledge that the Township is actively looking at amending the ELANCO Regional Comprehensive Plan and changing the Urban Growth Boundary (UGB), but the timeline of several years to be completed is a concern. Floyd stated he is concerned with covering this prime agricultural land. Cliff stated he also concerned with rezoning agricultural land. Sam Stoltzfus reported that after meeting with the Lancaster County Planning Commission and the Lancaster Economic Development, they are now aware of the dire need for industrial land use within Lancaster County. Mr. Stoltzfus inquired if the Planning Commission would be willing to visit a new petition, which would be modified to rezone the smaller portion of the property. The Planning Commission will provide their thoughts after they have time to ponder the request.

Floyd made a **motion to approve the January 28, 2019 minutes**, Lavern seconded and all voted yes.

Mark Hackenburg, RGS Associates, Steve Muller, **Garden Spot Village (GSV)**, were present to **discuss the proposed Memory Care Facility, 448 South Kinzer Avenue, West Campus Preliminary/Final Land Development Plan**. Mr. Hackenburg reported that the public water line from New Holland Borough Authority is being relocated. A temporary sewer extension is proposed, to pump the sewer flow to the existing GSV private two Force Main line, by boring under South Kinzer Avenue. This temporary connection will require an agreement with the Township to allow the private line in the public roadway. As the West Campus is developed then a gravity line will be constructed. Traffic impact was reviewed and turn lanes are not warranted, but the turn lanes will remain on South Kinzer Avenue. The sidewalk will be installed from the Memory Care facility intersection going south to Airport Road. The Planning Commission stated a Curb and Sidewalk Deferral Agreement shall be executed for the remaining road frontage north of the Memory Care facility along South Kinzer Avenue. The following actions were requested:

- a. Waiver request of SALDO Section 308 – The Preliminary Plan submission requirement. Lavern made a **motion to recommend waiving the Preliminary Plan submission requirement**, Cliff seconded and all voted yes.
- b. Waiver request of SALDO Section 602.M – Curbing requirement. Lavern made a **motion to recommend granting conditional approval of the Curbing modification, contingent upon the review comments of the Township’s Engineer**. Floyd seconded the motion and all voted yes.
- c. Waiver request of SALDO Section 602.N – Sidewalks requirement. Steve made a **motion to recommend granting conditional approval the Sidewalk modification, and that a**

Sidewalk Deferral Agreement shall be executed for the remaining undeveloped road frontage of the property, contingent upon the review comments of the Township's Engineer. Lavern seconded the motion and all voted yes.

- d. Waiver request of SWMO Section 302.A.1 – Groundwater Recharge requirement. Cliff made a **motion to recommend granting conditional approval of the Groundwater Recharge modification, contingent upon the review comments of the Township's Engineer.** Lavern seconded the motion and all voted yes.
- e. Conditional approval of the Final Land Development Plan. Floyd 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.** Lavern seconded the motion and all voted yes.

Tom Matteson, Diehm & Sons Inc., presented the **Allen and Anna Newswanger, 351 N Hoover Avenue, Preliminary/Final Subdivision Plan** and requested the following:

- a. Waiver request of SALDO Section 308 – The Preliminary Plan submission requirement. Lavern made a **motion to recommend waiving the Preliminary Plan submission requirement,** Floyd seconded and all voted yes.
- b. Waiver request of SALDO Section 602.K.4 – The Improvements to existing streets requirement. Lavern made a **motion to recommend waiving the Improvement to existing streets requirement,** Cliff seconded and all voted yes.
- c. Approve the Secretary to sign the PA DEP Component II Sewage Planning Module. Floyd made a **motion for the Secretary to sign the PA DEP Component II Sewage Planning Module,** Lavern seconded and all voted yes.
- d. Conditional approval of the Preliminary/Final Subdivision Plan. Lavern made a **motion to recommend conditional approval of the Preliminary/Final Subdivision Plan, contingent upon the review comments of the Township's Engineer, Road Master, Zoning Officer's and L.C.P.C.** Lavern seconded the motion and all voted yes.

Tom Matteson, Diehm & Sons Inc., presented the **Eby's Garage, LLC, 425 White Oak Road, Preliminary/Final Land Development and Lot Add-On Plan** and requested the following:

- a. Waiver request of SALDO Section 308 – The Preliminary Plan submission requirement. Lavern made a **motion to recommend waiving the Preliminary Plan submission requirement,** Steve seconded and all voted yes.
- b. Waiver request of SALDO Section 602.K.4 – The Improvements to existing streets requirement. Lavern made a **motion to recommend waiving the Improvement to existing streets requirement,** Floyd seconded and all voted yes.
- c. Waiver request of SALDO Section 602.M – Curbing requirement. Lavern made a **motion to recommend granting the Curbing modification along the parking compound.** Steve seconded the motion and all voted yes.
- d. Waiver request of SWMO Section 17-306 – The Riparian Corridors requirement – Cliff made a **motion to recommend granting the Riparian Corridors modification and to accept the contribution to the Earl Township MS4, Pollution Reduction Plan in the amount of Seven Hundred Fifty Dollars (\$750.00).** Floyd seconded the motion and all voted yes.
- e. Conditional approval of the Pre/Final Land Development Plan. Lavern made a **motion to recommend conditional approval of the Preliminary/Final Land Development and Lot Add-On Plan, contingent upon the review comments of the Township's Engineer, Road Master, Zoning Officer's and L.C.P.C.** Cliff seconded the motion and all voted yes.

Meeting Adjourned at 8:55 p.m.

Respectfully Submitted, Brenda S Becker, Acting Secretary