

**EARL TOWNSHIP PLANNING COMMISSION
MAY 20, 2019**

MEMBERS PRESENT:

Floyd Grove
Rick Kochel
Steve Ravegum

OTHERS PRESENT:

Larry Lawyer, ELA Group, Inc.
Brenda S Becker, Acting Secretary

The **May 20, 2019 Earl Township Planning Commission meeting was called to order at 7:00 p.m., by Chairman Floyd Grove.**

Steve made a **motion to approve the April 29, 2019 minutes**, Rick seconded and all voted yes.

John Williamson, Team Ag, presented the **Phares Weaver, 128 Cabin Road, Ephrata, Major Land Disturbance Plan** and requested the following:

- a. Waiver request of SALDO Section 308 & 309 – Preliminary and Final Plan requirement. Floyd made a **motion to recommend conditional approval to waive the Preliminary/Final Land Development Plan requirement contingent upon surveying being completed of the property.** Rick seconded the motion and all voted yes.
- b. Conditional approval of the Major Land Disturbance Plan. Rick made a **motion to recommend conditional approval of the Major Land Disturbance Plan, contingent upon the review comments of the Township’s Engineer, Road Master and Zoning Officer.** Floyd seconded the motion and all voted yes.

Rick made a **motion for the Chairman to sign the PA DEP Sewage Facilities Planning Module for the Paul and Debra Zimmerman, 319 Martindale Road, Ephrata, Subdivision and Final Land Development Plan.** Steve seconded the motion and all voted yes.

Tom Nehilla, Barley Snyder Law Firm and Samuel were present to discuss that the Township zoning district of Industrial Use is very lacking with in the Township and County-wide. Amending the ELANCO Regional Comprehensive Plan and changing the Urban Growth Boundary (UGB), is a great move forward to addressing the issue, but the timeline of several years to be completed is a concern and Mr. Stoltzfus will have long be out of operating space at his current location. They would like to resubmit the rezoning application to rezone twenty five (25) acres of the total thirty seven (37) acre at the 568 Hollander Road property. This will leave ten (10) acres, for farming, which is the premium growing area of the parcel. Laura Proctor, L.C.P.C. reported that subsequent to the previous rezoning hearing, information regarding the available Industrial zoned land in the County is approximately ninety four (94) acres versus the two hundred (200) acres previously reported. The Planning Commission will provide their recommendation to the Board of Supervisors in one (1) or two 9@) months thoughts after they have time to ponder the request.

The farmstand regulations are being review and recommendation for amendment shall be provided.

The meeting adjourned at 8:55 p.m.

Respectfully Submitted,
Brenda S Becker, Acting Secretary