

EARL TOWNSHIP PLANNING COMMISSION
AUGUST 26, 2019

MEMBERS PRESENT:

Floyd Grove
Lavern Martin
Rick Kochel
Steve Ravegum

OTHERS PRESENT:

Charles Haley, ELA Group, Inc.
Brenda S Becker, Acting Secretary

The **August 26, 2019 Earl Township Planning Commission meeting was called to order at 7:00 p.m., by Chairman Floyd Grove.**

Public Comment: Kathy Ashcroft, 133 Maple Drive, stated she opposes rezoning Agricultural land to Industrial land and that she is concerned that industry growth will take over the entire Township.

Lavern made a **motion to approve the July 26, 2019 minutes**, Rick seconded and all voted yes.

Roger Fry, Fry Surveying Inc., presented the **Gideon B Fisher, 506 Overlys Grove Rd, Lot Add-On Plan** and requested the following:

- a. Approve signing the PA DEP Planning Waiver & Non-Building Declaration. Lavern made a **motion to approve signing the PA DEP Planning Waiver & Non-Building Declaration**, Floyd seconded and all voted yes.
- b. Conditional approval of the Final Land Development Plan. Lavern made a **motion to recommend conditional approval of the Lot Add-On Plan, contingent upon the review comments of the Township's Engineer and the L.C.P.C.** Steve seconded the motion and all voted yes.

Tom Nehilla, Barley Snyder Law Firm, and Sam Stoltzfus presented the **Rezoning Petition, which was submitted for the property located at 568 Hollander Road and is proposed to rezone approximately twenty six (26) acres of land from Agricultural to Industrial zoning district and ten (10) acres will remain zoned as Agricultural lands.** Sam Stoltzfus currently operates Country Lane Woodworking, building gazebos at 181/191 Jalyn Drive in the Orlan Industrial Park and he soon will be outgrowing that location. The parcel is proposed to connect to Earl Township Sewer Authority public sewer system and New Holland Borough Authority public water system. Mr. Stoltzfus currently employs fifty (50) skilled workers with many being of the plain sect and the new parcel would allow those employees to be retained and provide easy and safe traveling to and from work. Laura Proctor, L.C.P.C., reported that since learning the County lacks buildable Industrial zoned land and that the Township discussed amending the Urban Growth Boundary (UGB) to take Case/New Holland (CNH) land out of the UGB, it is recommended to approve this Rezoning Petition. Laura reported that adding the section of the subject parcel recommended for rezoning that is not currently located within the UGA and removing the sections of the CNH-owned parcels that are would result in a net decrease of 9.49 acres from the ELANCO South UGA. Lavern inquired if the residential properties will be mandated to connect to the public sewer system when it is extended past their properties and that it may be a hardship to those property owners. Floyd made a **motion to recommend that the Board of Supervisors approve the Rezoning Petition to rezone approximately twenty six (26) acres of land from Agricultural to Industrial zoning district and ten (10) acres will remain zoned as Agricultural lands.** Lavern seconded the motion and the motion was carried. Rick abstained from voting due to being an Elected Supervisor.

Laura Proctor, L.C.P.C., reported that the Places 2040 Phase II meetings will be held and Municipal Supervisors, Planning Commissions and other local government agencies will be invited to participate. The meetings will focus on strategic planning of land uses, designated growth and rezoning of lands particularly within the urban growth boundaries.

The meeting adjourned at 8:15 p.m.
Respectfully Submitted,
Brenda S Becker, Acting Secretary