

**EARL TOWNSHIP PLANNING COMMISSION**  
**AUGUST 31, 2020**

**MEMBERS PRESENT:**

Floyd Grove  
Rick Kochel  
Cliff Day Jr  
Steven Ravegum  
Lavern Martin

**OTHERS PRESENT:**

Charles Haley, Engineer  
Brenda S Becker, Acting Secretary

**The August 31, 2020 Earl Township Planning Commission was called to order at 7:00 p.m., Chairman Floyd Grove.**

Cliff made a **motion to approve the July 28, 2020 minutes**, Steve seconded and all voted yes.

Roger Fry, Fry Surveying Inc., presented the **Jonathan Martin, 450 Kurtz Rd, Eph, Major Land Disturbance Plan and requested the following:**

- a. Waiver request of SALDO Section 602.S.1 – Minimum Safe Stopping Distance.

Roger reported that Kurtz Road is not posted for speed limit, which requires it to be assumed a fifty five MPH (55) speed limit when measuring the safe stopping distance. There is not a location along the site frontage which provides adequate safe stopping distance to traffic moving from the south toward the intersection with Martindale Road. Solanco Engineering Associates, LLC conducted a study to define the 85<sup>th</sup> percentile speed along the roadway. The combined lanes, north and south, resulted in a speed of 41 MPH. The speed measured northbound traffic only is 42.8 MPH. Adequate sight distance exists at 55 MPH for southbound traffic.

Considering a speed of 45 MPH, higher than the 85<sup>th</sup> percentile of 42.8 MPH, the proposed drive would require 406 feet of safe stopping distance. The measured safe stopping distance at the proposed location is 478 feet. The applicant is requesting approval of the modification to allow the safe stopping distance to be based on the 85<sup>th</sup> percentile speed.

After much discussion Floyd made a **motion to recommend conditional approval of the modification contingent upon the review comments of the Township's Engineer**. Lavern seconded the motion and all voted yes.

**Public Comment:**

Karen Smith-Kernc, 144 Hill Road, reported that police were called again to the Short-term Rental facility at 158 Hill Road on September 26<sup>th</sup> regarding loud noise/music.

Marge Landis, 125 Greentree Drive, read the attached letter regarding the Short-term Rental Facilities in Earl Township. Ms. Landis is requesting that Earl Township not allow any Short-term Rental Facilities and that rentals shall be required to have the owner on site.

Deb and Rick Colucci, 154 Hill Road, stated the Short-term Rental use needs to be supervised and he is concerned that retaliation may happen. Mr. Colucci stated this has disrupted the neighborhood and the quality of their lives. They are exposed to public urination, littering of trash, vulgar language, M80 discharges, loud music and even drug activity.

Elizabeth Loguidice, 180 Skyline Drive, reported that on July 29, 2020 in the evening she witnessed a car speeding up and down Greentree Drive and Hill Road and witnessed another pedestrian almost being struck while walking on the side of the roadway. To document the New

York licensed vehicle driving recklessly she took a picture on her cellular telephone. Mrs. Loguidice stated the driver of the vehicle then stopped and threatened bodily injury to her. Mrs. Loguidice stated in other areas that the landlords are fined for rental and renter that are not following the rules and regulations.

Brenda was directed to research if a committee can be formed to review and work on finalizing a Short-term Rental Ordinance, and if a resident liaison could be appointed to the Committee.

Laura Proctor, L.C.P.C. reported that a Council of Government (COG) is being considered. The next round of meetings for the 2040 Places is being scheduled for October to discuss concentrates growth. The Regional Comprehensive Plan is proposed for 2022 adoption.

Meeting Adjourned at 8:40 p.m.

Respectfully Submitted,  
Brenda S Becker, Acting Secretary