

**EARL TOWNSHIP PLANNING COMMISSION**  
**JUNE 29, 2020**

**MEMBERS PRESENT:**

Floyd Grove  
Lavern Martin  
Cliff Day Jr  
Steven Ravegum  
Rick Kochel

**OTHERS PRESENT:**

Charles Haley, Engineer  
Brenda S Becker, Acting Secretary

**The June 29, 2020 Earl Township Planning Commission was called to order at 7:00 p.m., Chairman Floyd Grove.**

Cliff made a **motion to approve the May 18, 2020 minutes**, Lavern seconded and all voted yes.

Tom Matteson, Diehm & Sons, Tom Nehilla, Barley Snyder Law Firm, Sam Stoltzfus, owner presented the Tri-S Management Plan, 586 Hollander Road, NH, Subdivision and Land Development Plan and is requesting the following:

- a. Waiver request of SALDO Section 308 B – Preliminary Plan requirement. Floyd made a **motion to conditionally recommend waiving the Preliminary Plan submission requirement, contingent upon the review comments of the Township Engineer**. Cliff seconded the motion and all voted yes.
- b. Waiver request of SALDO Section 602.K.4, 602.M, 602.N – Improvement to existing streets, Curbing and Sidewalk along existing streets requirements. Floyd made a **motion to conditionally recommend waiving the improvement to existing streets, Curbing and Sidewalk along existing streets, contingent upon the review comments of the Township Engineer and Road Master**. Lavern seconded the motion and all voted yes.
- c. Waiver request of SALDO Section 602.Q.1 – Vertical Alignment of Access Drives requirement. Lavern **made a motion to recommend approving the modification to the Vertical Alignment of Access Drives**, Floyd seconded and all voted yes.
- d. Waiver request of SWMO Section 302.A.(2)c – Loading Ratio requirement. Lavern **made a motion to recommend approving the modification to the Loading Ratio**, Floyd seconded and all voted yes.
- e. Waiver request of SWMO Section 303.C – Maximum 24 Hour Dewatering Time requirement. Floyd **made a motion to recommend approving the modification to the Maximum 24 Hour Dewatering Time**, Lavern seconded and all voted yes.
- a. Conditional approval of the Pre/Final Land Development Plan. Lavern made a **motion to recommend conditional approval of the Preliminary/Final Land Development, contingent upon the review comments of the Township’s Engineer, Zoning Officer, Road Master, and L.C.P.C.** Cliff seconded the motion and all voted yes.

Roger Fry, Fry Surveying Inc., presented the Jonathan Martin, 450 Kurtz Rd, Eph, Major Land Disturbance Plan and requested input from the Planning Commission regarding the proposed driveway, stormwater management and easements and if a speed study shall be completed for the proposed tomato processing operation. The Planning Commission gave direction and directed that a note shall be placed on the Plan stating that no commercial operation shall be conducted without full land development planning.

John Pogue, Landvision LLC, presented the Colonial Road Woodworks, 171 Commerce Dr, Land Development Plan and requesting the following:

- a. Waiver request of SALDO Section 308 B – Preliminary Plan 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 403.C.5 – Plan Information within 200’ requirement. Floyd **made a motion to recommend approving the modification of providing Plan Information within 200 feet**, Lavern seconded and all voted yes.
- c. Waiver request of SALDO Section 611 – Emergency Access requirement. **Request was withdrawn.**
- d. Waiver request of SALDO Section 612.A – Lighting requirement. Lavern **made a motion to conditionally recommend approving the modification to the Lighting, contingent upon the review comments of the Township Engineer.** Cliff seconded and all voted yes.
- e. Waiver request of SWMO Section 302.A.(2)c – Loading Ratio requirement. Floyd **made a motion to conditionally recommend approving the modification to the Loading Ratio, contingent upon the review comments of the Township Engineer.** Lavern seconded the motion and all voted yes.
- f. Conditional approval of the Pre/Final Land Development Plan. Lavern made a **motion to recommend conditional approval of the Preliminary/Final Land Development contingent upon the review comments of the Township’s Engineer, and L.C.P.C.** Cliff seconded the motion and all voted yes.

Kim Graybill, Pioneer Management LLC, presented the Hinkletown Mennonite School, 272 Wanner Rd, Eph, Major Land Disturbance Plan.

- a. Conditional approval of the Major Land Disturbance Plan. Lavern made a **motion to recommend conditional approval of the Major Land Disturbance Plan, contingent upon the review comments of the Township’s Engineer.** Cliff seconded the motion and all voted yes.

Meeting Adjourned at 8:45 p.m.

Respectfully Submitted,  
Brenda S Becker, Acting Secretary