

**EARL TOWNSHIP PLANNING COMMISSION
SEPTEMBER 28, 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 September 28, 2020 Earl Township Planning Commission was called to order at 7:00 p.m., Chairman Floyd Grove.

Public Comment:

Kathy Ashcroft, Maple Drive, inquired if the proposed Short-term Rental Ordinance will protect her neighborhood and not allow the use next to her home. Rick stated that we are working to create the Ordinance to regulate the use in Earl Township.

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

Deb and Rick Colucci, 154 Hill Road, stated this is becoming a dangerous situation, especially with the double shooting that occurred at the Short-term Rental in West Lampeter Township.

Lavern made a **motion to approve the August 31, 2020 minutes**, Cliff seconded and all voted yes.

Bill Swiernik, David Miller Assoc., presented the **RSRRDE Properties, Lot 2 – Peters Road, NH, Revised Final Land Development Plan and requested the following:**

- a. Conditional Revised Final Land Development Plan approval. Lavern made a **motion to recommend conditional approval of the Revised Final Land Development Plan, contingent upon the review comments of the Township’s Engineer, Zoning Officer, Road Master and L.C.P.C.** Steve seconded the motion and all voted yes.

Tom Matteson, Diehm & Sons, presented the **LappTopps, 182 Orlan Road, NH, Land Development Plan** and requested the following:

- a. Waiver request of SALDO Section 308.B – Preliminary Plan requirement. Lavern made a **motion to recommend waiving the Preliminary Plan requirement**, Cliff seconded and all voted yes.
- b. Conditional Land Development Plan approval. Cliff made a **motion to recommend conditional approval of the Land Development Plan, contingent upon the review comments of the Township’s Engineer and the L.C.P.C.** Floyd seconded the motion and all voted yes.

Tom Matteson, Diehm & Sons, presented the **Marlandco, LP, (Martin’s Bike Shop), 1891,1881, and 1873 Division Highway, Ephrata** and requested the following:

- a. Waiver request of SALDO Section 308.B – Preliminary Plan requirement. Cliff made a **motion to recommend conditional approval of waiving the Preliminary Plan requirement, contingent upon the review comments of the Township’s Engineer.** Floyd seconded the motion and all voted yes.

- b. Waiver request of SALDO Section 602.K.4 – Improvements to existing streets requirement. Lavern made a **motion to recommend conditional approval of the modification to the Improvements to the existing Streets requirement, contingent upon the review comments of the Township’s Engineer, and that the Note be added that states they acknowledge that any future road expansion may impact the improvements of this project.** Cliff seconded the motion and all voted yes.
- c. Waiver request of SALDO Section 602.M – Curbing requirement. Cliff made a **motion to recommend conditional approval of this modification to the Curbing requirement, contingent upon the review comments of the Township’s Engineer.** Lavern seconded the motion and all voted yes.
- d. Waiver request of SALDO Section 602.N – Sidewalk along existing streets requirement. Lavern made a **motion to recommend conditional approval of this modification to the Sidewalks along existing Streets requirement, contingent upon the review comments of the Township’s Engineer.** Floyd seconded the motion and all voted yes.
- e. Waiver request of SALDO Section 602.Q.5.f – Access Drive Radii requirement. Lavern made a **motion to recommend conditional approval of the modification to the Access Drive Radii requirement, contingent upon the review comments of the Township’s Engineer.** Cliff seconded the motion and all voted yes.
- f. Waiver request of SALDO Appendix 18 – Vertical Curbing requirement. Lavern made a **motion to recommend approval of the modification to the Vertical Curbing requirement,** Floyd seconded and all voted yes.
- g. Conditional Pre/Final Land Development Plan approval. Floyd made a **motion to recommend conditional approval of the Pre/Final Land Development Plan, contingent upon the review comments of the Township’s Engineer, Zoning Officer, Road Master and the L.C.P.C.** Lavern seconded the motion and all voted yes.

Randy Hoover, Team Ag Inc., presented the **Kathryn King, Hollander Property, 525 Holland Road, Final Land Development Plan** and requested the following:

- a. Waiver request of SALDO Section 308.B – Preliminary Plan requirement. Floyd made a **motion to recommend waiving the Preliminary Plan requirement,** Steve seconded and all voted yes.
- b. Waiver request of SALDO Section 602.K.4 – Street Improvement requirement. Floyd made a **motion to conditionally recommend the waiver of the Street Improvement requirement, contingent upon the review comments of the Township’s Engineer and verification that the Road Master approves.** Cliff seconded the motion and all voted yes.
- c. Waiver request of SALDO Section 602.N – Sidewalk requirement. Cliff made a **motion to conditionally recommend approval to defer the Sidewalk installation, contingent upon the review comments of the Township’s Engineer and verification that the Road Master approves.** Floyd seconded the motion and all voted yes.
- d. Conditional Land Development Plan approval. Floyd made a **motion to recommend conditional approval the Final Land Development Plan, contingent upon the review comments of the Township’s Engineer, Zoning Officer, Road Master and L.C.P.C.** Steve seconded the motion and all voted yes.

The draft Short-term Rental Ordinance was reviewed and discussed in depth, Brenda was directed to provide recommendation of changes and additional information to Solicitor Cassidy to revise the Ordinance.

Meeting Adjourned at 9:00 p.m.
 Respectfully Submitted,
 Brenda S Becker, Acting Secretary