

**EARL TOWNSHIP PLANNING COMMISSION
AUGUST 30, 2021**

MEMBERS PRESENT:

Lavern Martin
Steve Ravegum
Floyd Grove

OTHERS PRESENT:

Charles Haley, ELA Group
Brenda S Becker, Acting Secretary

The **August 30, 2021 Earl Township Planning Commission** was called to order at 7:00 p.m., by the **Chairman Lavern Martin**.

Floyd made a **motion to approve the May 24, 2021 minutes**, Steve seconded and all voted yes.

Chris Gibbs, Scotch Hill Solutions, presented the **Aaron M Horning, 412 E Farmersville Road, New Holland, Major Stormwater Management Plan** and requested the following:

- a. Waiver request of SWMO Section 17-307.3.E.3.a.3 – Minimum Vegetated Swale Slope requirement. Floyd made a **motion to recommend conditional approval of waiving the Minimum Vegetated Swale Slope requirement, contingent upon the review comments of the Township’s Engineer**. Steve seconded the motion and all voted yes.
- b. Conditional Major Stormwater Management Plan approval. Floyd made a **motion to recommend conditional approval of the Major Stormwater Management, contingent upon the review comments of the Township’s Engineer and Road Master**. Lavern seconded the motion and all voted yes.

Joyce Gerhart, RGS Associates, presented the **Garden Spot Village, 303 Ranck Road, New Holland, Final Land Development Plan** and requested the following:

- a. Waiver request of SALDO Section 602.M – Curbing requirement. Lavern made a **motion to deny waiving the curbing requirement**, Floyd seconded and all voted yes.
- b. Waiver request of SALDO Section 602.N – Sidewalk requirement. Lavern made a **motion to recommend deferral of the sidewalk requirement along Ranck Road for only the section north of the access drive, contingent upon execution of a Sidewalk Deferral Agreement**. Steve seconded the motion and all voted yes.
- c. Waiver request of SWMO Section 303.C.1 – Rate Control – Dewatering Time requirement. Floyd made a **motion to recommend conditional approval of this modification to the Dewatering Time, contingent upon the review comments of the Township’s Engineer**. Lavern seconded and all voted yes.
- d. Conditional Final Land Development Plan approval. **NO ACTION TAKEN**.

Mark Will presented the **Revised SOCO Single Family Home, Subdivision and Land Development Access Easement Plan**, southside of Airport Road, New Holland, and requested approval of the proposed modification of the Access Easement is located between lots 6 & 7 and connects to the Rosedale Subdivision Cul-de-Sac. After much discussion, Lavern made a **motion to eliminate the emergency access and the pedestrian walkway from the Rosedale subdivision; the Recorded Access Easement on Lots 6 & 7 shall not be modified**. Steve seconded the motion and all voted yes.

Brenda reminded Mr. Will that nothing may be placed or planted within the Utility Easements or the Access Easements.

Meeting Adjourned at 8:15 p.m.

Respectfully Submitted,
Brenda S Becker, Acting Secretary