

**EARL TOWNSHIP PLANNING COMMISSION
JANUARY 31, 2022**

MEMBERS PRESENT:

Lavern Martin
Steven Ravegum
Rick Kochel

OTHERS PRESENT:

Charles Haley, Engineer
Candie L. Johnson, Acting Secretary
Lee Zimmerman, Roadmaster

The **January 31, 2022, Earl Township Planning Commission re-organizational meeting was called to order at 7:01 p.m. by Lavern Martin.**

Lavern commenced with the **2022 re-organization** by asking for the following nominations:

Steven nominated **Lavern Martin for Chairman**, Rick seconded, and all voted yes.

Rick nominated **Steve Ravegum for Vice-Chairman**, Lavern seconded, and all voted yes.

Rick nominated **Cliff Day Jr for Secretary**, Lavern seconded, and all voted yes.

Rick made a **motion** to appoint **Candie L. Johnson as Acting Secretary**, Lavern seconded, and all voted yes.

The regular monthly meeting convened at 7:02 p.m.

Public Comment: There was none.

The November 29th, 2021, minutes were tabled.

Keith Good, CGA Architects Inc., presented the **Sindall Leasing New Holland, Lot Add-On and Land Development Plan** and requested the following:

- a. Waiver's request of SALDO Section 308.B/402 – Preliminary Plan Process requirement. **Lavern made a motion to recommend approval to waive the Preliminary Plan submission requirement, Steve seconded, and all voted yes.**
- b. Waiver request of SALDO Section 062.Q.4 – Number of Access Drives requirement. **Lavern made a motion to recommend approval to waive the access drive requirements, Rick seconded, and all voted yes.**
- c. Waiver request of SALDO Section 602.M – Curbs. **Lavern made a motion to recommend approval to waive the curb requirement, Steve seconded, and all voted yes.**
- d. Conditional approval of the Lot Add-On and Land Development Plan. **Steven made a motion to recommend conditional approval of the Lot Add-On and Land Development Plan, contingent upon the review comments of the Township's Engineer dated December 20th, 2021, Township Engineer's email dated January 25th, 2022, Letter from New Holland Borough and the L.C.P.C. comment letter dated January 3rd, 2022. Rick seconded the motion, and all voted yes.**

Justin Kuhn- Integrated Dev. Partners and a Representative from Sheetz, presented **the Sheetz re-build Sketch Plan for 684 West Main Street, New Holland.**

The proposed plan shows a complete rebuild of the Store including replacement of the tanks. The discussion included traffic flow and the driveway at Shirk Road.

Ron Hershey – Hershey Surveying and Steve Stoltzfus 901 Peters Road – Discuss with the Commission the re-zoning of the property at 931 New Holland Road and 825 Peters Road to some type of light manufacturing, as Leacock Township is considering the change of the zoning on the neighboring properties.

Steven made motion to adjourn the meeting, Lavern seconded, and all voted yes.

Meeting Adjourned at 8:37 p.m.

Respectfully Submitted, Candie L. Johnson, Acting Secretary