

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

MEMBERS PRESENT:

Floyd Grove
Rick Kochel
Lavern Martin
Steven Ravegum
Rick Martin

OTHERS PRESENT:

ELA Group, Inc. - George Smith, PE
Diehm & Sons – David Mease, PE
Raytec Manufacturing – Glenn Zimmerman

The October 31, 2022, Earl Township Planning Commission meeting was called to order at 7:00 p.m. by Lavern Martin.

Public Comment: There was none.

A motion was made to recommend approval of the September 26, 2022 Planning Commission Meeting Minutes. The motion was seconded, and all voted yes.

Preliminary/Final Plan for Raytec Manufacturing: David Mease, Diehm & Sons, presented the Plans and reviewed several comments from ELA’s October 12, 2022 Review Letter.

- The requested waivers/modifications had been previously recommended for approval.
- The parcels being added to the subject and different zoning of the parcels was discussed. It was indicated by ELA that there was communication with the Zoning Officer, and it had been determined that a rezoning would not be required.
- It was indicated that the secondary/emergency accesses had been obtained.
- It was indicated that there were no modifications proposed to the existing on-lot sewage system besides changes to the sewer cleanout. The absorption area is not proposed to be modified. ELA agreed that Sewage Planning was not required if there were no modifications to the existing sewage system absorption area proposed.
- It was indicated that the existing access drive serving the site had been previously permitted under a PennDOT Low Volume Driveway Permit. An overview of the traffic increase to the existing access drive was provided. It was indicated that the increase of traffic would still meet the PennDOT requirements for a Low Volume Driveway. It is not proposed to modify the existing access drive.
- A PennDOT permit had been received for the closure of the residential driveway. The PennDOT permit for the basin discharge pipe under the roadway had not been received, but had been resubmitted for approval.
- **Conditional approval of the Preliminary/Final Land Development Plan. Floyd Grove made a motion to recommend conditional approval of the Preliminary/Final Land Development Plan, contingent upon addressing the comments of the Township’s Engineer dated October 12, 2022. Lavern Martin seconded the motion, and all voted yes.**

A motion to adjourn the meeting, motion was seconded, and all voted yes.

Meeting Adjourned at 7:25 p.m.

Respectfully Submitted, George Smith, ELA Group, Inc.