

EARL TOWNSHIP PLANNING COMMISSION
JUNE 27, 2022

MEMBERS PRESENT:

Floyd Grove
Lavern Martin
Steven Ravegum
Rick Martin

OTHERS PRESENT:

George Smith, Engineer

The June 27, 2022, Earl Township Planning Commission meeting was called to order at 7:00 p.m. by Lavern Martin.

Public Comment: There was none.

David Mease, Diehm & Sons, presented the **Preliminary/Final Plan for Bethany Mennonite Church** and requested the following:

- a) Waiver request of SALDO Section 308.B – Preliminary Plan. **Floyd Grove made a motion to recommend approval, the motion was seconded, and all voted yes.**
- b) Waiver request of SALDO Section 602.K.4. – Improvements to Existing Street. After discussion, it was indicated by the Planning Commission that a Reserved Right-of-Way would be acceptable for the subject tract. **Rick Martin made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on receiving PennDOT HOP approval.**
- c) Waiver request of SALDO Section 602.M – Curbs. **Floyd Grove made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on a Deferral Agreement for curbing. The vote was amended after further discussion to include a Deferral Agreement for both curbing and sidewalk.**
- d) Waiver request of SALDO Section 602.Q.5.f. – Access Drive Radius. **Floyd Grove made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on enlarging the access drive radii where feasible and upon receiving PennDOT HOP approval.**
- e) Waiver request of SALDO Section 602.Q.9. – Access Drive Width. **Rick Martin made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on receiving PennDOT HOP approval.**
- f) Waiver request of SALDO 602.V.1. – Parking Space Location. **Floyd Grove made a motion to recommend approval, the motion was seconded, and all voted yes.**
- g) Waiver request of SALDO Section 602.V.3.b. – Minimum Parking Space Size. It was indicated that the Church had provided a letter of acknowledgement of the reduced space size. **Floyd Grove made a motion to recommend approval, the motion was seconded, and all voted yes.**
- h) 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 June 16, 2022. Lavern Martin seconded the motion, and all voted yes.**

Kevin Witmier, Impact Engineering, presented the **Stormwater Management Plan for Jason Martin** and requested the following:

- a) Conditional approval of the Stormwater Management Plan. **Floyd Grove made a motion to recommend conditional approval of the Stormwater Management Plan, contingent upon addressing the comments of the Township’s Engineer dated June 13, 2022. Lavern Martin seconded the motion, and all voted yes.**

Roger Fry, Fry Surveying, presented the **Preliminary/Final Plan for Willis R. Hoover** and requested the following:

- a) It was determined that a Letter of Credit would not be needed based upon the scope of improvements limited to a proposed mobile home. It was also indicated by Roger Fry that the proposed dwelling would connect to the on-lot sewage system and that the on-lot sewage system was being upgraded.
- b) Conditional approval of the Preliminary/Final Land Development Plan. **Floyd Grove made a motion to recommend conditional approval of the Preliminary/Final Plan, contingent upon addressing the comments of the Township's Engineer dated June 6, 2022. Steven Ravegum seconded the motion, and all voted yes.**

Motion by Lavern Martin to approve the May 23, 2022 Planning Commission Meeting Minutes. Motion was seconded, and all voted yes.

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

Meeting Adjourned at 8:02 p.m.

Respectfully Submitted, George Smith, ELA Group, Inc.