

# EARL TOWNSHIP PLANNING COMMISSION

August 29, 2022

## MEMBERS PRESENT:

Rick Kochel  
Lavern Martin  
Steven Ravegum  
Rick Martin

## OTHERS PRESENT:

ELA Group, Inc. - George Smith, PE

The August 29, 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 June 27, 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.

- There was discussion regarding whether a rezoning was required for the parcels proposed to be added to the subject tract, which is zoned Industrial, as these adjacent parcels to be added to the existing subject tract are zoned Commercial and Agricultural.
- A determination shall be made by the Zoning Officer whether a rezoning would be required.
- It was indicated by representatives from Raytec the secondary/emergency access with the adjacent property had been obtained.
- It was indicated by David Mease that a Traffic Impact Analysis had been performed to document the traffic impact to the existing PennDOT access drive from SR 0322 and the information would be submitted to the Township and ELA for review. It is not proposed to modify the existing access drive.

The following waivers were requested:

- a) Waiver request of SALDO Section 308.B – Preliminary Plan. **Rick Martin 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. **Rick Martin made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on additional Right-of-Way being dedicated to the Township.**
- c) Waiver request of SALDO Section 602.M – Curbs. **Rick Martin made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on a Deferral Agreement for curbing for the roadway.**
- d) Waiver request of SALDO Section 602.N – Sidewalk. **Rick Martin made a motion to recommend approval, the motion was seconded, and all voted yes. This was conditional on a Deferral Agreement for curbing for the roadway.**
- e) The Board would provide a recommendation for approval of the Preliminary/Final Land Development Plan at a future meeting after comments have been received from PADEP regarding the stormwater design.

**Re-Zoning application for 808 East Matin Street:** There was no one present to present the Application. There was general discussion regarding the proposed re-zoning.

**a) Rick Kochel made a motion to table the application until Lancaster County Comments are received and the Board can ask questions and get additional information from the Applicant. The motion was seconded, and all voted yes.**

A motion to adjourn the meeting was made, motion was seconded, and all voted yes. Meeting adjourned at 7:56 p.m.

Respectfully Submitted, George Smith, ELA Group, Inc.

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