

EARL TOWNSHIP PLANNING COMMISSION
January 30, 2023

MEMBERS PRESENT:

Floyd Grove
Lavern Martin
Steven Ravegum
Rick Kochel
Rick Martin

OTHERS PRESENT:

Chuck Haley, Engineer
Roger Fry, Fry Surveying
Chris Falenki, McCarthy Engineering
Spencer Ericke, McCarthy Engineering
Sheldon Martin

The January 30, 2023, Earl Township Planning Commission meeting was called to order at 7:00 p.m. by Lavern Martin.

Election of Officers: The meeting was turned over to Chuck Haley to conduct the election of officers for 2023.

Chairman: Steve Ravegum made a motion to nominate Lavern Martin as Chairman, the motion was seconded by Rick Martin, and all voted yes.

Chuck Haley turned the meeting over to Lavern Martin to move forward with the election of officers.

Vice Chairman: Lavern Martin made a motion to nominate Rick Martin as Vice Chairman, the motion was seconded by Floyd Grove, and all voted yes.

Secretary: Rick Martin made a motion to nominate Steve Ravegum as Secretary, the motion was seconded by Floyd Grove, and all voted yes.

Acting Secretary: Lavern Martin made a motion to nominate Candie Johnson as Acting Secretary, the motion was seconded by Floyd Grove, and all voted yes.

Public Comment: There was none.

Approval of October 31, 2022 meeting minutes: **Rick Martin made a motion to approve the minutes from the October 31, 2022 meeting, the motion was seconded and all voted yes.**

Roger Fry, Fry Surveying, presented the **Stormwater Management Plan for Meldia, LP** 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 Engineer's Letter dated December 27, 2022. Rick Martin seconded the motion, and all voted yes.**

Roger Fry, Fry Surveying, presented the **Preliminary/Final Plan for Lighthouse Vocation Properties** and requested the following:

- a) Waiver request of SALDO Section 308.B – Preliminary Plan. **Floyd Grove made a motion to recommend approval, Steve Ravegum seconded the motion, and all voted yes.**
- b) Waiver request of SALD Section 612 – Lighting. **Floyd Grove made a motion to recommend conditional approval based on the Township Engineer's Letter dated December 29, 2022. Rick Martin seconded the motion, and all voted yes.**

- c) Waiver request of SALDO Section 602.M – Curbing. **Floyd Grove made a motion to recommend conditional approval based on wheel stops being provided within the parking lot, Steve Ravegum seconded the motion, and all voted yes.**
- d) Waiver request of SALD Section 602.N -Sidewalk. **Rick Martin made a motion to recommend conditional approval based on the Township Engineer’s Letter dated December 29, 2022 including installation of a connecting sidewalk from the proposed Jalyn Drive sidewalk into the parking lot and providing a Deferral Agreement for installation of sidewalk along Orlan Road. Floyd Grove seconded the motion, and all voted yes.**
- e) 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 December 29, 2022. Steve Ravegum seconded the motion, and all voted yes.**

Chris Falenki, McCarthy Engineering Associates, Inc., presented the **Preliminary/Final Plan for 114 Hurst Road – Sheldon Martin** and requested the following: **(Lavern Martin abstained from voting on this plan due to a conflict of interest)**

- a) Waiver request of SALDO Section 308.B – Preliminary Plan. **Rick Martin made a motion to recommend approval, Steve Ravegum seconded the motion, and all voted yes.**
- b) Waiver request of SALDO Section 602.P.(3) – Driveways. **Rick Martin made a motion to recommend conditional approval based on the Township Engineer’s Letter dated January 26, 2023, as well as a clear understanding of the sight distance, Roadmaster’s recommendation and PADOT sight distance standards. Floyd Grove seconded, and all voted yes.**
- c) Waiver request of SALDO Section 602.K.4. – Improvements to Existing Street. **Rick Martin made a motion to recommend approval conditional on the Township Engineer’s Letter dated January 26, 2023 indicating a dedication of additional right-of-way and recommendations for improvements from the Roadmaster. Floyd Grove seconded the motion, and all voted yes.**
- d) Waiver request of SALDO Section 602.M – Curbs and Section 602.N - Sidewalk. **Floyd Grove made a motion to recommend approval, Rick Martin seconded the motion, and all voted yes. It should be noted that the PC did not take action on the Township’s decision to have a deferral agreement since there were no Roadmaster comments prior to the meeting.**
- e) Conditional approval of the Preliminary/Final Land Development Plan. **Steve Ravegum 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 January 26, 2023. Floyd Grove seconded the motion, and all voted yes.**

Chris Falenki brought up the fact that the owner would be proposing to rotate the proposed building prior to recording of the plan in order to reduce the amount of the impervious coverage being added and to align the buildings/garage doors in a more desirable manner. The Planning Commission did not see any issue with doing this and agreed that they would rely on the Township Engineer’s opinion as to whether the revision were insignificant in nature.

Lavern Martin discussed the proposed Meeting Dates for 2023. **Floyd Grove made a motion to approve the 2023 Meeting Dates, Rick Martin seconded the motion, and all voted yes.**

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

Meeting Adjourned at 8:20 p.m.

Respectfully Submitted, Charles R. Haley, Jr., ELA Group, Inc.