**EARL TOWNSHIP PLANNING COMMISSION**

**JULY 31, 2023**

MEMBERS PRESENT: OTHERS PRESENT:

Steven Ravegum Matthew Mack, Mack Engineering

Rick Kochel Roger Fry, Fry Surveying Richard Martin Tyler Wilson, Impact Engineering Group

Floyd Grove Dwight Yoder, Gibbel Kraybill and Hess

 George Smith, ELA Group

 Amanda Martin, Acting Secretary

The July 31, 2023, Earl Township Planning Commission meeting was called to order at 7:00 p.m. by Richard Martin.

Public Comment: There was none.

Approval of June 26, 2023 meeting minutes: Steve Ravegum made a **motion to approve the minutes from the June 26, 2023 meeting,** Rick Kochel seconded the motion, and all voted yes.

Matthew Mack, Mack Engineering presented the Revised Subdivision Plan for Paul Z. Martin and requested the following:

1. Waiver request of SALDO Section 602.M Curbing – Curbing Along Parking Compounds and Access Drives. Floyd Grove made a **motion to recommend approval and recommend not requiring additional curbing along the access drive.** Rick Kochel seconded the motion, and all voted yes.It was recommended by ELA the waiver be approved conditional on the following: It shall be determined if curbing would be required along the proposed modified access drive for safety considerations. This shall be discussed with and approved by the Township.
2. Waiver request of SALO Section 602.N – Sidewalk Along Existing Streets. ELA recommended in their July 25, 2023 review letter this waiver is not required. However, as recommended in the review letter, the following shall be addressed:
* The Plans shall be updated to reflect the requirements of Township Roadmaster for removal and replacement of non-compliant roadway sidewalk and existing ADA ramps. Final concurrence of all required upgrades shall be confirmed by the Township Roadmaster.
* Although identified on the plans for the development of the adjacent tract (in which the plans have not been recorded), the installation of remaining sidewalk along Jalyn Drive shall be shown on the Plans.

**It was indicated by the site consultant and comment of the LCPC had been addressed (no discussion). It was indicated by the site consultant that the adjacent lot currently containing the parking lot was purchased by the owner of 121 Jalyn Drive. ELA indicated that the development of the adjacent lot had been filed at the Township and was pending approval. It was requested by ELA that these proposed improvements for the adjacent lot be shown on the current plans to ensure the proposed improvements at 121 Jayln are consistent with such.**

Floyd Grove made a **motion to recommend approval and recommended conditional approval of the Revised Subdivision Plan contingent upon addressing the comments of the Township Engineer’s letter dated July 25, 2023.** Steve Ravegum seconded the motion, and all voted yes.

Roger Fry, Fry Surveying presented the Preliminary/Final Land Development Plan for Cross Wrench Properties, LLC and requested the following:

1. Waiver request of SALDO Section 402 – Preliminary Plan. Floyd Grove made a **motion to recommend approval.** Steve Ravegum seconded the motion, and all voted yes. Recommended by ELA with no conditions.
2. Waiver request of SALDO Section 602.M – Curbing. Floyd Grove made a **motion to recommend approval contingent upon addressing the comments of the Township Engineer’s letter dated July 25, 2023.** Steve Ravegum seconded the motion, and all voted yes. Based upon Roger Fry’s clarification that the proposed gravel lot would be utilized for outdoor storage of RVs, boats, etc. and not function as a parking lot, ELA agreed wheel stops would not be required.

There was discussion regarding the existing basin on the lower lot. ELA made the recommendation that required remediation of this basin should occur as part of the proposed improvements associated with the gravel lot. The Planning Commission was in agreement with the recommendation. It is unknown whether there was a roadway previous sidewalk and curbing deferral agreement associated with the original subdivisions and land development plans. ELA indicated they would research their records and requested the Township to do the same. ELA indicated the stormwater management shall consider the geotechnical conditions to minimize the risk for sinkholes. The geotechnical report had recommended against infiltration.

Floyd Grove made a **motion to table the Preliminary/Final Land Development Plan for Cross Wrench Properties, LLC subject to further discussion regarding prior land use and existing conditions on property.** Steve Ravegum seconded the motion, and all voted yes.

Tyler Wilson, Impact Engineering Group presented the Planning Module for Jacob Huyard and requested recommendation of Planning Module to the Board of Supervisors

Rick Martin made a **motion to recommend approval of the Planning Module to the Board of Supervisors.** Floyd Grove seconded the motion, and all voted yes.

Dwight Yoder, Gibbel Kraybill & Hess presented an overview of the project for S&K Landholding, LLC and requested recommendation of the Petition for Zoning Map Amendment to the Board of Supervisors. It was indicated by the developer’s legal counsel that a majority of Township requirements will be reviewed during future Land Development approvals.

Rick Martin made a **motion to recommend approval of the Petition for Zoning Map Amendment to the Board of Supervisors contingent upon Lancaster County Planning Department Review and Land Development Process.** Floyd Grove seconded the motion, and all voted yes.

Meeting Adjourned at 8:15 p.m.

Respectfully Submitted, Amanda Martin, Acting Secretary.