**EARL TOWNSHIP PLANNING COMMISSION**

**DECEMBER 18, 2023**

MEMBERS PRESENT: OTHERS PRESENT:

Lavern Martin Bert Nye, Nye Consulting Services Inc.

Steven Ravegum George Smith, ELA Group

Rick Kochel Amanda Martin, Acting Secretary Richard Martin

Floyd Grove

The December 18, 2023, Earl Township Planning Commission meeting was called to order at 7:00 p.m. by Lavern Martin

Public Comment: There was none.

Approval of November 27, 2023, meeting minutes: Rick Martin made a **motion to approve the minutes from the November 27, 2023, meeting,** Floyd Grove seconded the motion, and all voted yes.

Bert Nye, Nye Consulting Services Inc. presented the Preliminary/Final Land Development Plan for Curvin Zimmerman and requested the following:

1. 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.
2. Waiver request of SALDO Section 602.K.4 – Improvement of Existing Streets. Lavern made a **motion to recommend approval. It was recommended by ELA and the Planning Commission that the waiver be approved conditional on the following: A Deferral Agreement for curbing/sidewalk improvements for SR 0322 and Cabin Road shall be executed with the Township and recorded and the additional Right-of-Way shall be approved as Reserved Right-of-Way.** Floyd Grove seconded the motion, and all voted yes.
3. Waiver request of SALDO Section 602.M – Curbs. Rick Martin made a **motion to recommend approval. It was recommended by ELA and the Planning Commission that the waiver be approved conditional on the following: A Deferral Agreement for curbing/sidewalk improvements for SR 0322 and Cabin Road shall be executed with the Township and recorded and the additional Right-of-Way shall be approved as Reserved Right-of-Way.** Floyd Grove seconded the motion, and all voted yes.
4. Waiver request of SALDO Section 602.N – Sidewalk. Floyd Grove made a **motion to recommend approval. It was recommended by ELA and the Planning Commission that the waiver be approved conditional on the following: A Deferral Agreement for curbing/sidewalk improvements for SR 0322 and Cabin Road shall be executed with the Township and recorded and the additional Right-of-Way shall be approved as Reserved Right-of-Way.** Steve Ravegum seconded the motion, and all voted yes.
5. Waiver request of SALDO Section 307.3.I(1) – Concrete Endwalls. Floyd Grove made a **motion to recommend approval.** Steve Ravegum seconded the motion, and all voted yes.
6. Conditional Approval of the Preliminary/Final Land Development Plan. Rick Martin made a **motion to recommend conditional approval of the Preliminary/Final Land Development Plan contingent upon addressing the comments of the Township’s Engineer Letter dated December 15th, 2023.** Floyd Grove seconded the motion, and all voted yes.

Impact Engineering withdrew John S King – Final Subdivision Plan – 147 Amishtown Road as they will need to get Zoning Hearing Board approval before moving forward.

Meeting Adjourned at 7:47 p.m.

Respectfully Submitted, Amanda Martin, Acting Secretary.