**EARL TOWNSHIP PLANNING COMMISSION**

**March 27, 2023**

MEMBERS PRESENT: OTHERS PRESENT:

Lavern Martin Mike Saxinger, ML Saxinger and Associates

Steven Ravegum Steven Stoltzfus

Rick Kochel Tom Matteson, Diehm & Sons

Rick Martin Anthony Hostetter, Hoover Buildings

Chuck Haley, ELA Group

The March 27, 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 January 30, 2023 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.**

Mike Saxinger, ML Saxinger and Associates, presented the **Sewer Module for the Steven Stoltzfus Subdivision – 370 Redwell Road** and requested the Planning Commission to approve signature by the Secretary:

1. The Sewer Module was approved for signature. **Steve Ravegum made a motion to recommend approval. Rick Martin seconded the motion, and all voted yes.**

Tom Matteson, Diehm & Sons, presented the **Final Plan for Emerald Power Solutions** and requested the following:

1. Waiver request of SALDO Section 308.B – Preliminary Plan. **Recommended by ELA with no conditions.**
2. Waiver request of SALDO Section 602.Q.1 – Access Drives Vertical Alignment. **Recommended by ELA with no conditions.**
3. Waiver request of SALDO Section 602.K.4 – Improvements to Existing Streets – **Recommended by ELA with conditions.**
4. Waiver request of SALDO Section 602.M – Curbing Along Parking Compounds and Access Drives. **Recommended by ELA with conditions.**
5. Waiver request of SALD Section 602.N -Sidewalk Along Existing Streets. **Recommended by ELA with Conditions.**
6. Waiver request of SALDO Section 611 – Emergency Access Requirements. **Recommended by ELA with Conditions.**
7. Waiver request of SWMO Section 303.I – Minimum One (1) Foot of Cover Over Storm Sewer Pipe. **Recommended by ELA with no conditions.**

**Rick Martin made a motion to recommend approval of the waivers based on the recommendations contained in the Township Engineer’s Letter dated March 6, 2023. Steve Ravegum seconded the motion and all voted yes.**

1. Conditional approval of the Final Land Development Plan. **Steve Ravegum made a motion to recommend conditional approval of the Final Land Development Plan, contingent upon addressing the comments of the Township’s Engineer Letter dated March 6, 2023. 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 7:55 p.m.

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