

ELIZABETH TOWNSHIP PLANNING COMMISSION

423 South View Drive
Lititz, PA 17543
(717)626-4302

Minutes

November 2, 2016

Members in Attendance

Robert Navitski, Chairman
Robert Garner, Vice Chairman
Eileen Lieberman, Secretary
Patrick Moulds
Carol Weaver
Todd Miller

Others in Attendance

Jennifer Prunoske, Hanover Engineering
Rodney May
Jeff Burkholder

1. CALLED TO ORDER - 7:00 PM

2. PLANNING COMMISSION MEETING MINUTES

The motion was made by Weaver and second by Lieberman to approve the minutes of the October 5, 2016 meeting. All in favor (6-0), motion carried.

3. CORRESPONDENCE

- a) LCPC Fall Municipal Meeting – Flyers were distributed to the municipalities showing the five (5) meetings throughout the County.

4. UNFINISHED BUSINESS

- a) Municipal Future Land Use Maps – Moulds completed the review of the Maps and coordination with County.

5. NEW BUSINESS

- a) **Myer (revised) Lot Add-On Plan** – Robert Gabriel and Associates submitted a revised Lot Add-On Plan for James F. and Faye Myer of 228 Keener Road, Lititz, PA 17543 for review by Hanover Engineering Associates. The plan proposes a boundary line change to the previously approved plans. The plan was presented by Township Engineer, Prunoske. A motion was made by Garner and second by Moulds to recommend approval of the revised layout and send the plan to the Board of Supervisors. Motion Carried 6-0.
- b) **Diehm Farm Lot 19 – Sewage Facilities Planning Module** – Diehm and Son's submitted a Sewage Facilities Planning Module for Lot 19 of the Diehm Farm for review by the Pennsylvania Department of Environmental Protection. The plan proposes to subdivide Lot No. 19, Block "A" (1.582 acres) from the Diehm Farm property. The Planning Commission had no objection and it was recommended to be signed and forwarded to Board of Supervisors. Motion made by Moulds second by Miller. Motion Carried 6-0.

- c) **Diehm Farm Lot 19 – Subdivision Plan and Stormwater Management Plan** – Diehm and Son's submitted a Preliminary/Final Subdivision Plan for Lot 19 of the Diehm Farm for review by Hanover Engineering. The plan proposes to subdivide Lot No. 19, Block "A" (1.582 acres) from the Diehm Farm property. The project is requesting modification of the requirement to meet the loading ratios for the shale soils. Township Engineer, Prunoske explained the loading ratio modification request to the Planning Commission. Timothy Diehm presented the plan to the Commission. Sewage Enforcement Officer, Len Spencer performed the infiltration testing. It was discussed that the waiver request for the stormwater volume was withdrawn and the requirement to record the deeds within 30-days was not required of this project. Motion made by Garner, second by Moulds to conditionally approve the plan and waiver based on Hanover's letter dated October 31, 2016. Motion carried 6-0.

6. **PUBLIC PARTICIPATION**

None.

7. **OTHER BUSINESS**

a) Decide whether to hold a workshop meeting on November 17, 2016. No meeting needed.

b) The next regular ETPC meeting will be held on December 7, 2016.

8. **ADJOURN**

The motion was made by Weaver and second by Garner to adjourn the meeting. All in favor (6-0), motion carried. Meeting Adjourned 7:30 PM.


Jennifer A. Prunoske, PE, CPESC, CSI