

EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Monday, January 16, 2017 at 7:00 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Members: Chairman Shad Sahn, Doug Nedimyer, Marcia Martin, David Lutz, and May Roth

Engineers: Scott Russell, Transportation Engineer; Brent Lied, Land Planning Engineer

Solicitor: Matt Crème

Visitors: None

PUBLIC COMMENT: Nothing to report.

APPROVAL OF MINUTES:

MOTION: David Lutz made a motion, seconded by Marcia Martin, to approve the January 18, 2016 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahn asked if there were any comments or questions. There were none. Motion carried. (5/0)

COMMITTEE ROSTER UPDATE:

Chairman Sahn stated that Mr. Brian Wise is no longer on the Transportation Impact Fee Committee because of a conflict of interest of also being on the Zoning Hearing Board. Mr. Russell recommended notifying the Board of Supervisors to recruit at least two more members to the Traffic Impact Fee Committee; preferably Planning Commission members who are willing to volunteer since they have some knowledge of projects, regulations and the plan approval process. Mr. Russell noted that because of the various percentage threshold outlined in the governing legislation, the professions of the candidates need to be considered to ensure compliance with the required percentage from the development community and non-development community.

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FEES COLLECTED: Mr. Russell noted that \$398,771 is owed in impact fees, and \$348,661 was collected. Mr. Russell stated the amount is not at the same level as what was initially anticipated when the study was first prepared. Some are on a monthly payment plan.

	<u>OWED</u>	<u>COLLECTED</u>	
A.	\$20,000	\$20,000	Morphy Auction House (Interim)
B.	\$4,521	\$4,521	Horst Signs (West)
C.	\$28,633	\$28,633	Kyma Seafood Restaurant (West)
D.	\$95,130	\$95,130	Dollar General (South)
E.	\$128,520*	\$128,520*	Pet Food Experts (561 S. Muddy Creek) (Waiver) <i>Traffic Impact Study waived and applicant granted the Township flexibility to expend the funds within any of the service area. Explained the increase from last year's total was due to a miscalculation of the fee.</i>
F.	\$75,000*	\$33,600*	Pet Food Experts (561 S. Muddy Creek) (Waiver)
G.	\$12,056	\$12,056	Four Seasons Produce 30,000 sf expansion (West)
H.	\$4,536	\$4,536	Sturdy Built 9,575 sf expansion (East)
I.	\$6,028	\$6,028	Blaise Alexander Phase 1 expansion (West)
J.	\$4,536	\$4,536	Procopio's Restaurant expansion (Waiver) <i>Traffic Impact Study waived and applicant granted the Township flexibility to expend the funds within any of the service area.</i>
K.	\$16,610	\$8,500	Two Cousins Restaurant (South)
L.	\$2,601	\$2,601	DVGRR
	\$398,771	\$348,661	TOTAL

PLANS EXPECTED TO PAY: Mr. Russell highlighted various active plans/projects that are expected to pay a TIF in the future:

Fox Brooke	421 approximate dwellings, not in TIF, but expected to pay approx. \$700,000
WEH	73,000 sf building proposed
Blaise Alexander	Phase 2 expansion
Garden Spot Frame	32,100 sf new building, approx. \$31,752
NHT Holdings	75,840 sf warehousing development

OTHER PLANS: The Curtis and Shirley Enck plan, Woodcrest Retreat, Wabash Landing (exempt), Heatherwoods Phases 3-5 (exempt). Discussions continued.

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TRANSPORTATION PROJECT STATUS:

- Denver Road Bridge: \$1.57 million – Flyway Construction, Spring 2017 to Fall 2017 construction. Westbound traffic is being detoured via Kurtz Road. Eastbound will flow as is.
- Cocalico Commons Shopping Center Update: Planning to develop per plan with minor modifications.
- A large corporate office proposed on Colonel Howard Blvd.

Discussions continued on other area projects.

CHANGES: Mr. Russell discussed the status of the Rose Hill development and that the area became a Perpetual Bog Turtle Preservation area. Discussions continued.

ADJOURN:

MOTION: There being no further business to come before the Traffic Impact Advisory Committee, Doug Nedimyer made a motion seconded by Marcia Martin to adjourn the meeting at 8:20 p.m. Chairman Sahn asked if there were any questions. There were none. Motion carried. (5/0)

Respectfully submitted,

Chairman Shad Sahn