

MEETING MINUTES

DATE: August 16, 2010

SUBJECT: East Cocalico Township Transportation Impact Fee Advisory Committee

LOCATION: East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517

ATTENDEES:

NAME	COMPANY	PHONE	E-MAIL
Louis Hurst	TIF Advisory Committee	(717) 629-5788	
Mark Janke	TIF Advisory Committee	(717) 336-5796	
Marcia Martin	TIF Advisory Committee	(717) 484-0995	
May Roth	TIF Advisory Committee	(717) 336-6776	
Shad Sahn	TIF Advisory Committee	(717) 587-2487	
Jamie Sweigart	TIF Advisory Committee	(717) 824-1542	
Lynn Weaver	TIF Advisory Committee	(717) 335-4512	
Brian Wise	TIF Advisory Committee	(717) 587-4207	
Mark Hiester	East Cocalico Township	(717) 336-1720	
Brent Lied	Becker Engineering	(717) 295-4975	
Dan Santoro	Delta Development Group, Inc.	(724) 778-4005	
Matt Radinovic	Herbert, Rowland & Grubic, Inc.	(724) 779-4777	
Christopher May	Herbert, Rowland & Grubic, Inc.	(717) 291-1783	

The purpose of the meeting was to review non-residential (industrial) and special use parcel by parcel projections, discuss the draft Land Use Assumptions (LUA) Report, and set times for the LUA Report Public Hearing. The following is a summary of significant comments made at this meeting:

1. Meeting minutes for the Advisory Committee Meeting of July 19, 2010 were approved by unanimous vote with motion by Lynn Weaver and second by Brian Wise.
2. The committee reviewed the parcel by parcel projection of where future industrial development is anticipated within the Township. Previously the committee decided on 4,105,000 square feet of future industrial space. As there exists approximately 199,000 square feet of industrial space currently under plan review, this leaves a remaining 3,906,000 square feet of industrial space that impact fees can be collected on. It was noted that it appears the initial projection for the next 25 years, may be on the high side and requires a reduction as when projecting industrial land use, the consultant team was only able to apply 3,830,000 square feet of industrial growth. This included assuming two (2) parcels currently zoned agriculture adjacent to the industrial zone near Colonel Howard Boulevard would be developed as industrial. It was noted that future industrial

development will likely be of a different scale than the past due to limitations on the availability of large parcels capable of accommodating large scale facilities such as SuperValu, Pepperidge Farms, Four Seasons, and Henry Schein. Based on discussion held, the following changes to industrial projections will be required:

- A. Remove industrial projections on the two currently zoned agricultural parcels accounting for 800,000 square feet of industrial. Spread 400,000 square feet of this growth within parcels in the same geographic area of the Township.
- B. Reduce industrial projection in TAZ 105 from 370,000 square feet to 200,000 square feet.

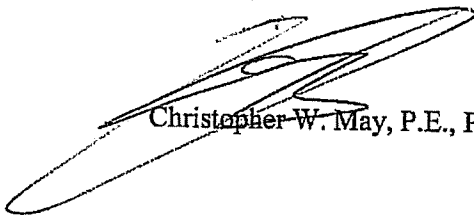
The above changes will result in a net projection of approximately 3,200,000 square feet of industrial growth over the next 25 years above those land development plans currently having plan status.

3. The AC reviewed the hotel projections which were anticipated to consist of two 80 room hotels. Due to proximity to Route 222 and the Turnpike, it was determined that one additional 80 room hotel within the vicinity of Colonel Howard Boulevard and Route 272 would be reasonable for a net increase of 240 projected hotel rooms in three new hotels.
4. The AC reviewed the projections for places of worship (two parcels totaling 30,000 square feet) and school expansion (totaling 20,000 square feet), and found the projections reasonable.
5. The AC reviewed the projections for restaurants and determined that one additional restaurant should be counted for near the intersection of Colonel Howard Boulevard and Route 272.
6. The AC then discussed the draft LUA Report and required Public Hearing. It was decided to reschedule the AC meeting for September 20, 2010 to September 27, 2010 at 6:30 PM and hold the public hearing during this time. In order to meet the requirements to have a draft LUA Report to the adjacent municipalities, school district and County Planning, the consultant team will revise and transmit to the AC the LUA report by Thursday, August 19th with comments due back from the AC by Tuesday August 24th. All comments will be addressed, and the final LUA Report will be submitted prior to August 27th.
7. Once the Public hearing is held, any comments received at the public hearing and from adjacent municipalities, school district, and/or County planning will be addressed and a final LUA will be presented to the East Cocalico Township Board of Supervisors on October 6th.
8. The October 2010 Meeting of the AC will be canceled with the next meeting being Monday, November 15, 2010.
9. Items that will be discussed at next months meeting are as follows:
 - A. Public Hearing for LUA Report – September 27, 2010 at 6:30 PM at the East Cocalico Township Building.

We believe these minutes accurately reflect the items discussed during the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Respectfully submitted,

Herbert, Rowland & Grubic, Inc.



Christopher W. May, P.E., PTOE

MJR/CWM/aw

R000866.0431 ph 01

P:\0008\000866_0431\Admin\Corres\Meetings\VAC Meeting 20100816\Meeting Minutes ECT TIF 20100816.doc

c: All Attendees