

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

April 29, 2019

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Mt. Zion Baptist Church	Final Land Development Plan	6-24-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	6-30-2019
Presidential Cabinets	Pre/Final Land Dev. Plan	7-26-2019
210 Pfautz Hill Road	Sketch Plan/Deferral Requests	N/A

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Ingham's Powder Coating Final Land Development Plan – Briefing Discussions
Carriage Hill Phases 3 and 4 – Status Update
Shady Grove Campground – Briefing Discussions Re: Stormwater/Riparian Buffer
SALDO/ZO Text Updates – Briefing Discussions
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, APRIL 29, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, April 29, 2019 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Sidni Schlegel, Secretary Chris Fitterling, Robert Zimmerman, Ralph Buckles and Kathleen O'Connell

Land Planning Eng.: Brent Lied, P.E.

Visitors: Ron Hershey of Hershey Surveying, Randy Wright of Hanover Engineering, Dave Mease of Diehm & Sons, Mike Pfautz, Jeff Pfautz, Doug Pfautz, Rick Pfautz, and Nicholas Mower

APPROVAL OF MINUTES:

MOTION: Sidni Schlegel made a motion, seconded by Secretary Fitterling, to approve the Planning Commission meeting minutes of Monday, March 25, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (06-24-2019): No one was present for this plan. Mr. Lied briefly updated the Planning Commission on the status of the plan and stated that the applicant and applicant's consultant are still in the process of developing the information necessary to complete the required coordinate with the Authority. Mr. Lied noted that the Planning Commission has already recommended conditional approval of the plan. No action is required.

MOTION: Vice Chairman Schlegel made a motion, seconded by Ralph Buckles, to table the Mt. Zion Baptist Church Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (06-30-2019): No one was present for this plan. Mr. Lied briefly updated the Planning Commission on the project. No action is required.

MOTION: Kathleen O'Connell made a motion, seconded by Secretary Fitterling, to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

PRESIDENTIAL CABINETS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (07-26-2019): Dave Mease of Diehm & Sons, and Johnathan Sensenig, property owner/applicant, were present for the plan. Mr. Lied and Mr. Mease updated the Planning Commission on the key aspects of the plan. Mr. Lied noted that he issued a plan review letter dated April 29, 2019. Lengthy discussions were held in reference to the sight line between the use and adjacent residential uses, the location of landscaping and potential need for additional landscape screening, frontage street lighting, and contacting the SEO related to the sanitary sewer. Since certain landscaping and screening requirements are within the Zoning Ordinance, Mr. Lied indicated that follow-up discussions will be required with the Tony Luongo, Zoning Officer, to confirm interpretations and methods of satisfying requirements. The two pending waiver/modification requests were discussed and the following motions made:

PLANNING COMMISSION MEETING MINUTES

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SUBDIVISION AND LAND DEVELOPMENT PLANS: PRESIDENTIAL CABINETS (CONTINUED)

MOTION: Bob Zimmerman made a motion, seconded by Kathleen O'Connell recommended a waiver/modification of §194-28.(H) of the Subdivision and Land Development Ordinance to obtain relief from the access drive cartway width requirement of 24' and authorize a 20' wide access drive. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Kathleen O'Connell recommended a waiver of §194-25.L.(5) of the clear site triangle of 50' from the intersection the access drive along Lausch Road. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Fitterling recommended conditional approval, conditioned upon the applicant addressing the remaining outstanding items as identified in the Becker Review letter dated April 29, 2019, to the satisfaction of the Township, Township Engineer and Township Solicitor. No questions or comments were offered. Motion carried unanimously. (6/0)

210 PFAUTZ HILL ROAD SKETCH PLAN/DEFERRAL REQUESTS: Ron Hershey, Mike Pfautz, Jeff Pfautz, Doug Pfautz, Rick Pfautz were present for this plan. Mr. Lied gave some background on the purpose of the Sketch Plan submission and the deferrals being pursued. Mr. Lied noted that the applicant is looking for clarification relative to the deferrals prior to proceeding with the formal subdivision process. Mr. Hershey further highlighted aspects of the plan.

MOTION: Secretary Fitterling made a motion, seconded by Bob Zimmerman recommended a deferral of §194-25.C(5) of the Subdivision and Land Development Ordinance related to improvements to existing streets and any widening to existing cartways. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Ralph Buckles made a motion, seconded by Kathleen O'Connell recommended a deferral of §194-32.A(1), §194-32.A(2), and §194-32.A(3) of the Subdivision and Land Development Ordinance related to sidewalk. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Kathleen O'Connell recommended a deferral of §194-33.A(1), §194-33.A(2), and §194-33.A(3) of the Subdivision and Land Development Ordinance related to curbing. No questions or comments were offered. Motion carried unanimously. (6/0)

BRIEFING & OTHER GENERAL DISCUSSION ITEMS: Mr. Lied noted that the briefing agenda will be adjusted slightly to better accommodate tonight's attendees.

SHADY GROVE CAMPGROUND: Mr. Lied gave a brief background on the information as submitted. Plans were distributed in reference to the property. Randy Wright of Hanover Engineering highlighted the plan information and discussed the initial riparian buffer requirement request. Mr. Wright acknowledged that additional items related to earth disturbances, addition of impervious area and expansion of the campground have surfaced, since his initial plan and information submission. It was noted that there have been various discussions with the Township/Township Manager regarding these various items and possible methods to pursue resolving the outstanding items. Mr. Mower, a downstream adjoining property owner to the campground, shared his observations relative to the campground and various past projects, tree clearing, impervious surface area additions and improvements that occurred without approved stormwater measures. Mr. Mower outlined the drainage pattern alternations and runoff changes which have been observed. Lengthy discussions continued in reference to the stormwater runoff and alterations within this area. It was generally agreed by the Planning Commission that prior to giving consideration to any requests related to the riparian buffer zone, a more comprehensive look into all the issues related to the campground and related properties would need to occur.

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BRIEFING & OTHER GENERAL DISCUSSION ITEMS: (CONTINUED)

INGHAM'S POWDER COATING FINAL LAND DEVELOPMENT PLAN: Mr. Lied provided a briefing updated regarding the new plan submission that was recently received. Mr. Lied noted that a detailed plan review letter will be issued for discussion at the next Planning Commission meeting.

CARRIAGE HILL PHASES 3 AND 4: Mr. Lied gave a status update of the pending future plan and on-going technical coordination meetings with the applicant, their consultant, the Township and Becker. The applicant is pursuing Zoning Hearing Board approval to be authorized to utilize the 90' minimum lot width, similar to the prior approved Preliminary Plan, rather than the 100' minimum lot width, per the current Zoning.

SALDO/ZO TEXT UPDATES: Mr. Lied noted that a recent meeting was held with Township representatives, Rettew and Becker in reference to proceeding with developing text amendment updates to the Subdivision and Land Development Ordinance (SALDO) and Zoning Ordinance (ZO).

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Some projects were highlighted.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Ralph Buckles to adjourn the meeting at 9:15 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Vice Chairman