

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**May 20, 2019**

### **APPROVAL OF MINUTES**

### **SUBDIVISION AND LAND DEVELOPMENT PLANS**

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
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
Ingham's Powder Coating	Final Land Dev. Plan	7-28-2019
985 Building Expansion	Waiver of Land Development	7-28-2019

### **GENERAL DISCUSSION ITEMS / BRIEFING ITEMS**

Cocalico Christian Brotherhood Final Land Development Plan – Briefing Discussions  
Justin Fox – Waiver of Land Development (Defer Review to Brecknock Township)  
Carriage Hill Phases 3 and 4 – Status Update  
Update Regarding Status of Active Construction Projects

### **ADJOURN**

## PLANNING COMMISSION MEETING MINUTES

### MONDAY, MAY 20, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, May 20, 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, Steve Graybill, Robert Zimmerman, and Kathleen O'Connell

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

Visitors: Stephen Sensenig and Timothy Sensenig of Sturdy Built

**APPROVAL OF MINUTES:** It was noted that the April 29, 2019 PC Meeting Minutes will be before the Planning Commission for consideration for approval at their meeting on June 24, 2019.

**SUBDIVISION AND LAND DEVELOPMENT PLANS:** Mr. Lied suggested that the agenda be adjusted to better accommodate tonight's attendees. As a result, the 985 Building Expansion was discussed first.

**985 BUILDING EXPANSION – WAIVER OF LAND DEVELOPMENT:** Stephen Sensenig and Timothy Sensenig of Sturdy Built were present for this plan. Mr. Lied provided a general overview of the proposed project which includes an approximately 11,844 square foot building addition planned on the property at 985 Stone Hill Road. Mr. Lied also referenced recent efforts which the applicant took to pursue approvals from the Zoning Hearing Board. Additional background information was also provided regarding Sturdy Built's prior projects related to the adjacent property (260 S. Muddy Creek Road) and prior conditional approvals of waivers of Land Development for those projects. It was noted that per prior discussions between the Township Manager and the applicant, a project coordination meeting has been scheduled for June 4, 2019 to discuss the project and potential related ordinance text amendment and possible road right-of-way reductions to be considered by the Township. Stephen and Timothy Sensenig provided additional detailed background information to the Planning Commission relative to the recent Zoning Hearing, the resulting impacts of the Zoning Hearing Board decision, required building setbacks, required unloading setbacks, existing road rights-of-ways and key design aspects regarding the building, vehicle access, liquid nitrogen unloading. Mr. Lied explained that the key aspects of the applicant's initial submission are a request for approval of a waiver of Land Development and a request for deferral of road frontage improvements along South Muddy Creek and Stone Hill Road. Mr. Lied indicated that if the Planning Commission was generally comfortable with supporting the waiver of Land Development, based on the nature of the project and the applicant's project timeline, and if the Planning Commission was satisfied with the Township Staff, Zoning Officer and Becker developing future project specific conditions prior to the Board of Supervisors approval, a motion to that effect could be made this evening. A similar motion could be made to support the request for deferral of the road frontage improvements. After extensive project discussions, the following motions were made:

**MOTION:** Secretary Fitterling made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver of Land Development related to the proposed building expansion at 985 Stone Hill Road. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Steve Graybill made a motion, seconded by Vice Chairman Schlegel, to recommend approval of the deferral of sidewalk, curb, and related road widening along the roadway frontage related to the proposed building expansion at 985 Stone Hill Road. No questions or comments were offered. Motion carried unanimously. (6/0)

**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. No action is needed at this time, since the Planning Commission previously recommended conditional approval.

# PLANNING COMMISSION MEETING MINUTES

## MONDAY, MAY 20, 2019

### SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

**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 Vice Chairman Schlegel, 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):** No one was present for this plan. No action needed, since the Planning Commission previously recommended conditional approval.

**INGHAM'S POWDER COATING FINAL LAND DEVELOPMENT PLAN (07-28-2019):** No one was present for this plan. Mr. Lied explained the communications with the applicant's consultant earlier in the day following the issuance of the Becker review letter dated May 20, 2019. Becker noted the applicant's consultant was uncertain as to whether the Planning Commission would be reluctant to make recommendations relative to the plan without the receipt of the pending Lancaster County Planning Commission (LCPC) comments. The Planning Commission indicated that based on the nature of the project, which is a continuation of a similar prior project from 2012, they would be willing to proceed with the understanding the Board of Supervisors could further consider any future LCPC comments. Mr. Lied highlighted the plan, and associated waiver/modifications and deferral requests. Mr. Lied noted that the applicant and applicant's consultant are currently in the process of pursuing a PennDOT Low Volume Highway Occupancy Permit for the existing access drive. Various discussions were held regarding the width of the existing access, proximity to other public sidewalks, similar deferral of frontage improvements for the prior Dollar General project, impacts of the existing overhead electric easement on landscaping, etc. The following motions were made in conjunction with the project discussions.

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver/modification of the requirements of §194-9 to allow the plan to be submitted as a Final Plan meeting the requirements of both Preliminary Plan and Final Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Bob Zimmerman, to recommend approval of a deferral of the requirements of §194-25.C.(1) related to the improvement to the adjacent roadway along the Route 272 frontage. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Steve Graybill made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of the requirements of §195-25.L.(5) to authorize the use of a clear sight triangle measuring 46' along the centerline of the access as measured from the centerline of the roadway and 100' in both directions along Route 272. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Bob Zimmerman made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of the requirements of §194-28.H. related to providing a 24' wide two-way access drive and authorize the use of the existing access drive varying from 18-22' in width, conditioned upon the applicant obtaining a PennDOT Highway Occupancy Permit for the access. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of the requirements of §194-30.R.(4) related to the size and type of required oversized parking spaces to authorize the use of 40' by 12' spaces as currently depicted on the plan. No questions or comments were offered. Motion carried unanimously. (6/0)

# **PLANNING COMMISSION MEETING MINUTES**

## **MONDAY, MAY 20, 2019**

### **SUBDIVISION AND LAND DEVELOPMENT PLANS: INGHAM'S POWDER COATING (CONTINUED)**

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of the requirements of §194-31.C. related to providing a 24' wide two-way access drive to all off-street loading spaces and authorize use of the existing 18'-22' wide access drive to access off street loading, conditioned upon the applicant obtaining a PennDOT Highway Occupancy Permit for the access. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Steve Graybill made a motion, seconded by Kathleen O'Connell, to recommend approval of a waiver/modification of the requirements of §194-31.I. related to landscaped screening around the loading area. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Steve Graybill, to recommend approval of a deferral of the requirements of §194-32.A. related to the installation of sidewalk along the existing public roadway (Route 272). No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Secretary Fitterling, to recommend approval of a deferral of the requirements of §194-33.A.(1) related to the installation of curbing along the existing public roadway (Route 272). No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Bob Zimmerman, to recommend conditional approval of the Ingham Powder Coating Final Land Development Plan, conditioned upon the applicant and applicant's consultant addressing all outstanding items as outlined in the Becker review letter dated May 20, 2019 to the satisfaction of the Township, Township Zoning Officer, Township Solicitor and Township Engineer, and the Board of Supervisors considering any future comments from the LCPC. No questions or comments were offered. Motion carried unanimously. (6/0)

### **BRIEFING & OTHER GENERAL DISCUSSION ITEMS:** Mr. Lied highlighted the following plans.

**Cocalico Christian Brotherhood Final Land Development Plan.** Mr. Lied provided a briefing on the plan and stated that the plan was recently submitted and will be reviewed for discussion at the June 24, 2019 Planning Commission meeting.

**Justin Fox (Ervin S. and Sarah M. Fox) – Waiver of Land Development (Request to Defer Review to Brecknock Township).** Mr. Lied identified the location of the project in relation to the limits of East Cocalico Township, and the general scope of the project. which relates to the construction of an agricultural building. Since the project does not involve any clearing, grading or construction of improvements within East Cocalico Township, and since the drainage from the proposed improvements is not directed towards the Township, the Planning Commission was supportive of a deferral of the review to Brecknock Township. The following motion was made.

**MOTION:** Secretary Fitterling made a motion, seconded by Kathleen O'Connell, recommended a deferral of review of the Ervin S. and Sarah M. Fox Final Land Development Plan to Brecknock Township. No questions or comments were offered. Motion carried unanimously. (6/0)

### **CARRIAGE HILL PHASES 3 AND 4 – STATUS UPDATE.**

**UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:** Some on-going construction projects were highlighted with brief status updates.

**PLANNING COMMISSION MEETING MINUTES**  
**MONDAY, MAY 20, 2019**

**ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Kathleen O'Connell to adjourn the meeting at 9:04 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling  
Planning Commission Vice Chairman