

PLANNING COMMISSION MEETING MINUTES

MONDAY, JULY 29, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, July 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 Schlegel, Secretary Chris Fitterling, Robert Zimmerman, Ralph Buckles, Steve Graybill, and Kathleen O'Connell

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

Visitors: Dwight Yoder, Sandy Kime, Delvin Martin, Vince Youndt, and Brad Stewart of LCPC

Chairman Wenger noted that Ralph Buckles wants to take a few moments to address the Planning Commission. Ralph Buckles announced his plans to run for Township Supervisor and therefore he indicated that he is stepping down as a Planning Commission member to avoid any conflict of interest. The Planning Commission thanked Ralph for his service and participation and wished him the best. Following the announcement, Ralph Buckles excused himself from the meeting and departed.

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Bob Zimmerman, to approve the Planning Commission meeting minutes from Monday, June 24, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

COCALICO CHRISTIAN BROTHERHOOD FINAL LAND DEVELOPMENT PLAN (08-18-2019): Mr. Lied highlighted the plan and general project scope and indicated that he had heard that the applicant is evaluating various options. Mr. Lied stated that he will follow-up with the applicant and applicant's consultant regarding the need for a time extension prior to the next Board of Supervisors meeting.

MOTION: Vice Chairman Schlegel made a motion, seconded by Steve Graybill, to reject unless a time extension request is received for the Cocalico Christian Brotherhood Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (09-23-2019): No one was present for this plan. Mr. Lied provided a brief update on the status of the project, and noted that the Planning Commission previously recommended conditional approval of the plan. No further action is required at this time by the Planning Commission.

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (09-28-2019): No one was present for this plan. Dwight Yoder, the applicant's attorney, was present for a separate matter this evening, but made a brief statement regarding the project. Mr. Yoder indicated that serious discussions are on-going with possible parties interested in picking up 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)

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SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

210 PFAUTZ HILL ROAD MINOR SUBDIVISION PLAN (10-24-2019): No one was present for this plan. Mr. Lied briefly updated the Planning Commission regarding the review letter issued earlier in the day and subsequent communications with the applicant's consultant. Mr. Lied stated the applicant's consultant expressed his intentions to clean-up the plan and address some of the outstanding items before appearing before the Planning Commission. Mr. Lied reminded the Planning Commission that the plan does not involve any proposed improvements or grading.

MOTION: Kathleen O'Connell made a motion, seconded by Steve Graybill, to table the 210 Pfautz Hill Road Minor Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

CHURCH STREET LOTS – ZAUCHA (10-24-2019): Sandy Kime was present for this plan. Mr. Lied gave some background on the plan and proposed subdivision. Mr. Lied indicated that he issued a review letter earlier this afternoon. Mr. Kime displayed the plan and highlighted various aspects of the project. The discussions included comments regarding the odd configuration of the undeveloped lot, the status of the various access points onto the PennDOT roadway, required information related to the Highway Occupancy Permits for each access to remain, shared access easement requirements, stormwater easement requirements, maintenance needs related to existing stormwater management facilities, etc. Lengthy discussions continued. Mr. Lied noted that the applicant has also received comments from the East Cocalico Township Authority. Mr. Kime indicated he has read over the Becker review comments and has forwarded them to his client for review and consideration. Mr. Kime noted that he will need more time to properly evaluate each comment and will likely schedule a future meeting to review the comments in more detail with Mr. Lied.

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Vince Youndt of Vertex Mechanical/Trackside was in attendance for this plan. Mr. Lied highlighted the following items.

TRACKSIDE/STEVENS FEED MILL (REZONING AND TEXT AMENDMENT) – BRIEFING ITEM: Mr. Lied provided a brief overview of the past activities related to the proposed development of the two different projects which are located on adjacent properties. It was indicated that as a result of the Zoning Hearing Board's denial of certain requested relief and subsequent discussions with the Township staff the applicants submitted the proposed rezoning request and proposed text amendment to the Township. It was also noted that the rezoning request and text amendment have been sent to Lancaster County Planning Commission for review and comment. Mr. Lied stated that the goal tonight is to provide the Planning Commission with a briefing level overview of the requests in order to generally inform the Planning Commission of the key aspects. The Township Planning Commission would then consider formal recommendations at a future meeting, following the receipt of the Lancaster County Planning Commission review comments. Mr. Yoder distributed handouts and discussed in detail how the rezoning and text amendment came about. Lengthy discussions continued on various items such as the floodplain of the Feed Mill property, adjacent Wabash development, proposed stormwater basins related to Wabash, stormwater facilities, rezoning limits, site access, hours of operation of the Trackside building, etc. There were discussions regarding the various limitations that would hinder the use of the southern portion of the Feed Mill property for industrial uses, due to the floodplain, Wabash stormwater management facilities and limitations regarding access.

Mr. Lied indicated that any resulting project involving a "change in use" would need to comply with the separate Transportation Impact Fee (TIF) ordinance and pay any resulting TIF at the time of building issuance. Mr. Yoder thanked the Planning Commission for their time and consideration of the requests and indicated that he is available to address any future concerns if necessary and will await the future recommendation from the Planning Commission.

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SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

CARRIAGE HILL PHASES PRELIMINARY/FINAL SUBDIVISION PLAN – BRIEFING ITEM (10-27-2019): Mr. Lied provided a brief overview of the recently submitted plan and indicated that the plans and submission are currently under review. Mr. Lied noted that a detailed review letter will be issued in the future for discussion at the August Planning Commission meeting.

STURDY BUILT (TEXT AMENDMENT AND RIGHT-OF-WAY VACATION): Mr. Lied noted that the proposed text amendment and right-of-way vacation documentation have been forwarded to the Lancaster County Planning Commission for review and comment. The Township Planning Commission will need to provide a formal recommendation relative to the text amendment after the LCPC comments are received and prior to the Board of Supervisors considering the amendment.

BLACK HORSE REDEVELOPMENT – PREPLANNING MEETING UPDATE: Mr. Lied provided an overview of the proposed concept plan for the Black Horse Redevelopment project and the recent discussions at the prior Board of Supervisors meeting regarding the projects impacts to the prior Transportation Impact Fee Capital Improvement Plan, specifically as it relates to the Hill Road signalization and roadway realignment. The plan utilized at the prior Board of Supervisors meeting was displayed for discussion.

HEATHERWOODS PHASES 4 & 5 – STATUS UPDATE: Mr. Lied indicated that the applicant is currently addressing the outstanding legal and administrative items necessary to record the plan.

VILLAGE AT EAST COCALICO – COORDINATION MEETING REQUEST: Mr. Lied noted that the Township received a recent request from the developer to schedule a meeting in the later part of August with the key Township representatives to discuss aspects of the project.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied noted various on-going construction projects within the Township.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Steve Graybill to adjourn the meeting at 9:00 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Secretary