

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**June 24, 2019**

### **APPROVAL OF MINUTES**

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

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
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
Cocalico Christian Brotherhood	Final Land Development	8-18-2019
Mt. Zion Baptist Church	Final Land Development Plan	9-22-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	9-28-2019

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

Heatherwoods Phases 4 & 5 – Status Update

Members 1<sup>st</sup> Federal Credit Union – Status Update / Plan Signatures

Carriage Hill Phases 3 and 4 – Status Update

Update Regarding Status of Active Construction Projects

### **ADJOURN**

## PLANNING COMMISSION MEETING MINUTES

MONDAY, JUNE 24, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, June 24, 2019 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

### ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Secretary Chris Fitterling, Robert Zimmerman, Steve Graybill, Ralph Buckles, and Kathleen O'Connell

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

Visitors: None

### APPROVAL OF MINUTES:

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Zimmerman, to approve the Planning Commission meeting minutes from Monday, April 29, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Steve Graybill made a motion, seconded by Kathleen O'Connell, to approve the Planning Commission meeting minutes from Monday, May 20, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**PRESIDENTIAL CABINETS PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (07-26-2019):** No one was present for this plan. A revised plan submission was recently received by the Township and is currently under review by Becker. The Planning Commission previously recommended conditional approval of the plan so no action is required.

**INGHAM'S POWDER COATING FINAL LAND DEVELOPMENT PLAN (07-28-2019):** No one was present for this plan. A revised plan submission was recently received by the Township and is currently under review by Becker. The plan will be discussed at the July 18<sup>th</sup> Board of Supervisors Meeting. Lancaster County Planning Commission comments were received. The Planning Commission previously recommended conditional approval of the plan, so no action is required.

**985 BUILDING EXPANSION – WAIVER OF LAND DEVELOPMENT (07-28-2019):** No one was present for this plan. Mr. Lied noted that the Supervisors granted approval of the requested waiver of Land Development and also approved the deferrals of the road frontage improvements. Mr. Lied also noted that the applicant submitted a proposed Zoning Ordinance text amendment and a request for abandonment of right-of-way, which the Township and Board of Supervisors are currently considering. The proposed text amendment would eventually be referred to the Planning Commission and LCPC for review and comment. No action required for the project at this time.

**COCALICO CHRISTIAN BROTHERHOOD FINAL LAND DEVELOPMENT PLAN (08-18-2019):** Mr. Lied highlighted the plan and general project scope. Mr. Lied noted that the Township received the Lancaster County Planning Commission comments. The LCPC comments were reviewed with the Planning Commission. Mr. Lied highlighted the key aspects of the Becker Engineering review letter dated June 24, 2019. Mr. Lied indicated that he had a phone discussion with the applicant's consultant following the issuance of the review letter. During those discussions, the applicant's consultant indicated that they will take time to evaluate the Becker review comments in conjunction the prior PennDOT Highway Occupancy Permit review and future LCCD NPDES permit applicant review comments. Discussions were held. No action required.

**MOTION:** Kathleen O'Connell made a motion, seconded by Bob Zimmerman, to table the Cocalico Christian Brotherhood Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

# PLANNING COMMISSION MEETING MINUTES

MONDAY, JUNE 24, 2019

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

**MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (09-23-2019):** No one was present for this plan. Mr. Lied briefly updated the Planning Commission on the status of the plan and recent time extension approved by the Board of Supervisors. The Planning Commission previously recommended conditional approval of the plan, so no further action is required.

**FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (09-28-2019):** No one was present for this plan. No new information. No action is required.

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

**GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:** Mr. Lied highlighted the following plans.

**HEATHERWOODS PHASES 4 & 5 – STATUS UPDATE:** The plan was conditionally approved by the Board of Supervisors and the applicant and applicant's consultant are currently addressing minor remaining up some items, establishing financial security. Mr. Lied highlighted some of the questions that were received from residents at a recent Supervisors meeting in reference to the basins and road dedications. Discussions continued.

**MEMBERS 1<sup>ST</sup> FEDERAL CREDIT UNION – STATUS UPDATE / PLAN SIGNATURES:** Plans were previously approved and are present tonight for all of the Planning Commission to sign.

**CARRIAGE HILL PHASES 3 AND 4 – STATUS UPDATE:** Mr. Lied stated that some recent technical meeting have been held with the Township, Becker the applicant and applicant's consultant to discuss aspects of the plans for the remaining phases.

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

## **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 8:30 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling  
Planning Commission Secretary