

# East Cocalico Township

## Transportation Impact Fee Advisory Committee

### Meeting Agenda

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**7:00PM, Monday, January 15, 2018, 100 Hill Road, Denver, PA 17517**

- **Call to Order**
- **Public Comment**
- **January 16, 2017 Meeting Minutes**
- **Solicitor Matthew Crème's Legal Update**
- **Committee Roster Update**
- **Fees Collected**
  - \$39,182.00      WEH (3/27/2017)
  - \$1,507.00      CURTIS ENCK (6/5/2017)
  - \$28,728.00      NHT HOLDINGS (6/22/2017)
  - \$1,507.00      YANG (8/29/2017)
  - \$273,672.00      UGI (9/30/2017)
  - \$1,507.00      GREG KREIDER (12/28/2017)
  - 
  - \$346,103.00 Total**
- **Plans Expected to Pay**
  - Fox Brooke (421 dwellings): Not in TIF program but it is expected to pay around \$700,000 (East)
  - TRU-Denver Hotel: Fee to be determined
  - Garden Spot Frame and Alignment: Fee to be determined
- **Transportation Projects Status**
  - Denver Road Bridge: Project is substantially complete and bridge is open
  - Routes 272 & 897 and Route 272 & Muddy Creek Road Intersections with Fox Brooke (3/4 East, 1/4 West)
  - Cocalico Commons Shopping Center Update
- **Changes Possible**
- **Adjournment**

## **EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Monday, January 15, 2018 at 7:00 p.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

### **ATTENDANCE:**

**Members:** Chairman Shad Sahm, Doug Nedimyer, Marcia Martin, David Lutz, May Roth, and Kathleen O'Connell

**Engineers:** Scott Russell, Transportation Engineer; Brent Lied, Land Planning Engineer

**Solicitor:** Matt Crème

**Visitors:** None

**PUBLIC COMMENT:** Nothing to report.

### **APPROVAL OF MINUTES:**

**MOTION:** Mr. Lutz made a motion, seconded by Ms. Martin, to approve the January 16, 2017 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

**SOLICITOR MATTHEW CRÈME'S LEGAL UPDATE:** Mr. Crème indicated that there is nothing specific with being new to traffic or traffic planning, however there is one Commonwealth Court decision that may upset how the usual course on how we proceed with planning: approving a land development plan does not mean that it's approved any zoning deficiencies within the plan. Mr. Crème discussed further, noting that more is to come.

**COMMITTEE ROSTER UPDATE:** Chairman Sahm welcomed Kathleen O'Connell as a new member of the Traffic Impact Fee Advisory Committee; noted that Ms. O'Connell is also on the Planning Commission.

**FEES COLLECTED:** Mr. Russell noted that full payment has been received for the following projects, noting that no fee was placed on a payment plan schedule.

### **FEES COLLECTED:**

1) WEH (3/27/17)	\$39,182.00
2) Curtis Enck (6/5/17)	\$1,507.00
3) NHT Holdings (6/22/17)	\$28,728.00
4) Yang (8/29/17)	\$1,507.00
5) UGI (9/30/17)	\$273,672.00
6) Greg Kreider	\$1,507.00
<b>TOTAL</b>	<b>\$346,103.00</b>

Mr. Russell stated that he will e-mail the Committee any changes in the TIF grand totals.

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TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE**

**PLANS EXPECTED TO PAY:** Mr. Russell highlighted various active plans/projects that are expected to pay a TIF in the future:

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|---------------------------------------|--|
| 1) Fox Brooke                         | Mr. Russell reported this is the 3 <sup>rd</sup> year this plan has been listed. There are 421 approximately dwellings, not in TIF program but is expected to pay approx. \$700,000 (East). Submission was sent to PennDOT. PennDOT came back with some additional comments. |
| 2) Tru-Denver<br>(Red Carpet Inn)     | Mr. Russell reported that this fee should be determined within the next week or two. They are very close to the demolition.  |
| 3) Garden Spot Frame<br>and Alignment | Mr. Russell reported that this fee should be determined within the next week or two. A 32,100 square foot new building. TIF approximately \$31,752   |

**TRANSPORTATION PROJECT STATUS:**

- Denver Road Bridge: \$1.57 million – Flyway Construction. Mr. Russell stated that at the end of December they opened up to traffic; it is substantially complete and the bridge is open with a little more work to be completed sometime next Spring, then the project will be closed out. Evaluate the fees that have been collected. A check will be received later on as a contribution of Act 209 study. There was no State money for this bridge; the Township paid for it. Mr. Lutz asked if there are any other bridges to be worked on, and Mr. Russell answered there are no, there is nothing currently pending.
- Routes 272 and 897, and Route 272 and Muddy Creek Road intersections with Fox Brooke (3/4 East and 1/4 West). PennDOT has flagged these areas for improvement. They are outside the Act 209 study. The developer has to pay the TIF plus take on PennDOT work. Possibly looking into signaling.
- Cocalico Commons Shopping Center Update: Planning to develop per plan with minor modifications. They have been in touch with the Township, looking to a Spring submission.
- Church Street and Rt. 272 is the next Act 209 study project. Funds are not in place yet, however monies received from Four Seasons for the intersection (approx. \$80,000). The Township submitted a grant application to PennDOT which allows the Township to use the Four Seasons monies as the matching funds. Mr. Russell noted that they are looking to get the signal hardware replaced and at the ultimate locations for future widening, and also addressing the left turn lane arrows on Rt. 272. Discussions continued.

**OTHER PLANS:** Curtis and Shirley Enck plan was approved. Woodcrest Retreat approved which did not generate any impact fees, Wabash Landing is exempt from TIF, Heatherwoods is exempt from TIF. Blaise Alexander was discussed, noting that they owned by Twin Pine, and currently Eisenhart Crane is occupying it. A land development plan will be submitted for Phase 2 which a fee will be determined at that time. • NHT Holdings is currently building. They received a small credit, and they paid their TIF. • UGI did a traffic study with analyzing the traffic interchange; they talked about the diverging diamond. Mr. Russell highlighted the diverging diamond, noting that Rt. 322 and Rt. 222 will be the first diverging diamond and Colonel Howard Blvd. area may be the second diverging diamond within the County. The application however was not yet submitted to PennDOT. Message signs are already in place as part of the Turnpike. Discussions continued on other area projects.

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**CHANGES:** Nothing to report.

**ADJOURN:**

**MOTION:** There being no further business to come before the Traffic Impact Advisory Committee, Mr. Lutz made a motion seconded by Mr. Nedimyer to adjourn the meeting at 8:15 p.m. Chairman Sahm asked if there were any questions. There were none. Motion carried. (5/0)

Respectfully submitted,

H. Scott Russell  
East Cocalico Township Manager