

# **East Cocalico Township**

## **Transportation Impact Fee Advisory Committee**

### **Meeting Agenda**

**Tuesday, January 18, 2022 at 7:00 p.m.**

**Held in-person at East Cocalico Township, 100 Hill Road, Denver, PA 17517**

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#### **CALL TO ORDER**

**ORGANIZATION:** ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

**MEMBERSHIP: UPDATE:** LETTERS OF INTEREST

#### **PAST MEETING MINUTES APPROVAL:**

- **OCTOBER 19, 2021 MINUTES:** NO QUORUM/NO DECISIONS (MEETING NOTES ONLY)
- **AUGUST 9, 2021 MINUTES:** PROPOSED FOR APPROVAL

#### **DISCUSSIONS / ACTION ITEMS:**

- **DISCUSSION CONCERNING THE NEW PUBLISHED ITE TRIP GENERATIONAL MANUAL (11<sup>TH</sup> EDITION) AND IMPACTS ON TIF CALCULATIONS IN ECT**
- **REVIEW TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT: DEC. 2021**
- **CURRENT TRAFFIC STUDY - TRAFFIC ANALYSIS & CONCEPT PLAN: CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS**
- **DRAFT TIF DEFERRAL AGREEMENT: REVIEW**
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:**
  - EARTH, TURF AND WOOD
  - RED RUN EXHAUST
  - 985 BUILDING PHASE II EXPANSION/STURDY BUILT
  - 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:**
  - BLACK HORSE COMMONS DEVELOPMENT: HILL ROAD RE-ALIGNMENT
  - COCALICO COMMONS
  - THE CROSSINGS AT COCALICO
  - LORDS AND LADIES SALON
  - 196 SWARTZVILLE ROAD SUBDIVISION/GRANDE CONSTRUCTION
  - ZIMMERMAN VO/SLATEWOOD DEVELOPMENT
- **TRANSPORTATION PROJECTS OUTSIDE OF THE TIF:**
  - WABASH LANDING – PHASE 2
  - VILLAGE AT EAST COCALICO

#### **NEW BUSINESS**

#### **ADJOURNMENT**

**EAST COCALICO TOWNSHIP  
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING  
TUESDAY, JANUARY 18, 2022**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Tuesday, January 18, 2022 at 7:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

**ATTENDANCE:**

**TIF Committee:** Chairman Shad Sahm, Vice Chairman May Roth, Dave Lutz, Suzie Mackley, and Josh Benton

**Township Staff:** Michael Hession, Township Manager; Sharyn Young, Director of Community Development

**Land Planning Eng.:** Brent Lied

**Transportation Eng.:** John Schick

**Solicitor:** Matt Creme

**Visitors:** June Kinback, Doug Mackley, and Kerry Haas

This meeting was duly advertised in the Lancaster Newspaper Era on January 14, 2022.

**ORGANIZATION:** Shad Sahm asked if there were any nominations for Chairman. Shad Sahm was nominated. There were no other nominations, and the following motions was made.

**MOTION:** Suzie Mackley made a motion, seconded by Dave Lutz, to nominate Shad Sahm as Chairman of the Transportation Impact Fee Advisory Committee. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried (4/0).

Shad Sahm asked if there were any nominations for Vice Chairman. May Roth was nominated. There were no other nominations, and the following motions was made

**MOTION:** Suzie Mackley made a motion, seconded by Dave Lutz, to nominate May Roth as Vice Chairman of the Transportation Impact Fee Advisory Committee. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried (4/0).

**MEMBERSHIP UPDATE:** Chairman Sahm read the names of the following residents interested in serving on the TIFAC: June Kinback, Kerry Haas, Allen Maxwell. Discussions were held.

**MOTION:** Suzie Mackley made a motion, seconded by Dave Lutz, to recommend the Board of Supervisors appoint June Kinback and Kerry Haas to the Transportation Impact Fee Advisory Committee. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

**EAST COCALICO TOWNSHIP  
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**APPROVAL OF PAST MEETING MINUTES:**

**MOTION:** Vice Chairman Roth made a motion, seconded by Suzie Mackley, to approve the August 9, 2021 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

**MOTION:** Vice Chairman Roth made a motion, seconded by Josh Benton, to approve the October 19, 2021 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

**DISCUSSION / ACTION ITEMS:**

**DISCUSSION CONCERNING THE NEW PUBLISHED ITE TRIP GENERATIONAL MANUAL, 11<sup>TH</sup> EDITION AND THE IMPACTS OF THE TIF CALCULATIONS IN EAST COCALICO TOWNSHIP:** John Schick reported that this issue previously was discussed at the last TIFAC Meeting, however, there was not a quorum present at that meeting. Mr. Schick provided a brief overview of the new methodology to calculate trips and the Committee did not have any further questions.

**REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT - 2011 THRU 2021:** Mr. Hession highlighted the Traffic Impact Revenues and Expenses Report from 2011 to 2021 by region, the total fees received to date, and the concerns with deferral of TIF payments. Discussions held on the monies in the fund that are not applicable to Traffic Impact. Comments and questions were asked which were answered.

**CURRENT TRAFFIC STUDY – TRAFFIC ANALYSIS & CONCEPT PLAN – CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS:** A plan of the intersection was displayed on the screen and Mr. Schick discussed in length the funding of the intersection, improvements to the intersection, the expense, funding, and safety of the intersection. Traffic counts were completed in respect to a signalized intersection, and a round-a-bout. Mr. Schick stated that the construction cost of this project is \$2.5-\$2.75 million dollars. Mr. Schick discussed the two scenarios of the intersection: (1) a signalized intersection and (2) a round-a-bout intersection. Lengthy discussions continued. Comments and questions were asked which were answered. After the discussion, a straw poll vote was taken of the Committee members and the round-a-bout option was selected 5 to 0 as being the better option for this intersection. The Committee commented that the round-about option provided the best level of service to keep the traffic moving, however it does have a larger footprint and therefore takes up more real estate. It has less of an impact to the driveways and the connection streets. The Committee also discussed the possible use of Transportation Impact Fee monies toward the round-a-bout project. Lengthy discussions continued. Mr. Hession noted that Mr. Schick will be present at the February 3<sup>rd</sup> Board of Supervisors Meeting to discuss the results of this phase of the SR 272 and Church Street Intersection Study.

At this time, it was noted that Chairman Shad Sahm had to leave the meeting and with his departure, the TIFAC no longer had a quorum for the meeting.

**EAST COCALICO TOWNSHIP  
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**DRAFT TIF DEFERRAL AGREEMENT – IN REVIEW:** The TIFAC discussed in length a draft agreement designed to defer the payment of the TIF Fee for up to 24 months and in exchange the developer agreeing not to request a refund of these fees and agreeing to allow the Township to use these fees for any road improvement project in the Township. The TIFAC also discussed a possible second agreement to permit a reduced payment up front equaling either 80% or 90% of the required TIF Fees in exchange for the developer agreeing not to request a refund of these fees and agreeing to allow the Township to use these fees for any road improvement project in the Township. Matt Creme highlighted the agreements and a similar agreement currently used in Manheim Township. Comments and questions were asked. Lengthy discussions were held.

**TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:** Mr. Lied highlighted and provided a status report concerning the following projects.

- EARTH, TURF AND WOOD – Project is under construction and the TIF fee is being paid on a monthly payment plan during a 24-month period.
- RED RUN EXHAUST – TIF Fee is being paid to the Township on a quarterly basis for a 24-month period.
- 985 BUILDING PH. II EXPANSION/STURDY BUILT – TIF Fee has been deferred for 24 months.
- 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN – Four-unit apartment budling which is LERTA eligible.

**TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:** Mr. Lied highlighted the following projects:

- BLACK HORSE COMMONS DEVELOPMENT/HILL ROAD RE-ALIGNMENT PROJECT – Includes a discussion concerning the realignment of Hill Road and a discussion concerning the Township's contribution to that new roadway.
- COCALICO COMMONS – Previously discussed at the beginning of this meeting and the developer has a scoping meeting scheduled with PennDOT.
- THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) – 172 residential units located across from Weaver's Market; transportation impact studies to be presented to PennDOT.
- LORDS AND LADIES' SALON - Variance application denied by the Zoning Hearing Board.
- 196 SWARTZVILLE RD. SUBDIVISION (GRANDE CONSTRUCTION) – 124 units. Currently in discussions with PennDOT.
- ZIMMERMAN (VILLAGE OVERLAY)/SLATEWOOD DEVELOPMENT – 80 units mixed/residential.
- 425 MUDDY CREEK ROAD – warehouse project with original plans approved in 2009.

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**TRANSPORTATION PROJECTS OUTSIDE OF THE TIF:** Mr. Lied highlighted. Identified on the Financial Report.

- WABASH LANDING PH. 2 – Not in the program since the development was initiated prior to the TIF Ordinance. Conditionally approved.
- VILLAGE AT EAST COCALICO – Conditionally approved. Fee associated with the impact has been calculated at approximately \$53,000.00

**NEW BUSINESS:**

**FUTURE MEETINGS TO BE SCHEDULED:** After some discussions, it was determined that future TIFAC meetings will be held quarterly on the third Tuesday of the month. The next TIFAC Meeting is scheduled for Tuesday, April 19, 2022, at 7:00 p.m.

**ADJOURN:** There being no further business, the TIFAC Meeting adjourned at 8:42 p.m.

Respectfully submitted,

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Lisa A. Kashner  
East Cocalico Township Recording Secretary