

## PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 14, 2020

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, December 14, 2020 at 7:30 p.m., held via Zoom (a cloud-based video communications app that allows individuals to set up virtual video and audio-conferencing meeting). This is a virtual public "live" Zoom meeting in order to ensure public safety during the COVID pandemic.

### **ATTENDANCE:**

Planning Commission: Chairman Paul Wenger, Vice Chairman Sid Schlegel, Secretary Ralph Buckles, and Steve Graybill

Township Supervisor: Jeffrey Mitchell

Township Manager: Penny Pollick, and Assistant Township Manager Tony Luongo

Land Planning Eng.: Brent Lied, P.E., and Casey Kerschner

Visitors: Dwight Yoder, Porter Stevens from the LCPC, Jordan and Rachael Martin, John Mateyak, Beth Good, Jarod Hynson and Steve Gergely

This meeting was duly advertised in the Lancaster Newspapers on Monday, December 13, 2020.

**APPROVAL OF MINUTES:** Chairman Wenger stated that the November 16, 2020 Planning Commission Meeting was cancelled due to COVID situations, and the October 26, 2020 Planning Commission Meeting was held without a quorum with general project updates provided. Therefore, the September 28, 2020 Planning Commission meeting minutes are before the Commission tonight for approval.

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, September 28, 2020. No questions or comments were offered. Motion carried unanimously. (4/0)

**ZONING ORDINANCE AMENDMENT** - Proposed Zoning Ordinance Amendment to Consider an Amendment to Farm Occupations and Amendment to Related Specific Use Criteria. Mr. Lied provided a brief introduction and background regarding the petition, the prior discussions with the Planning Commission and Board of Supervisors related to the matter and the recent review and recommendation from the Lancaster County Planning Commission. Mr. Yoder then provided further specifics related to the petition and proposed amendment. Mr. Yoder explained that the approach authorizes what is currently allowed as an accessory use for farms in other zoning districts to the General Commercial Zone and Conservation Zone and emphasized that the standards require that the farm needs to be retained as the primary use and the farm occupation must meet all the current special exception criteria. Mr. Yoder highlighted that the Martin's are the 5<sup>th</sup>-generation family at this farm, and looking for a way to use vacant agricultural buildings in a productive way, with the Martin property having the unique condition with the property being zoned agricultural and part of property being zoned commercial. Mr. Yoder stated that the land has always been a farm and the Martin's want to keep it a farm. The Zoning Ordinance limits this farm occupation to 4,000 sq. ft., and with the focus on not building additional buildings, but rather reuse existing structures. Mr. Martin highlighted that their intention is to keep farming, and are looking at what to do with the existing buildings on the land that previously support a dairy operation to bring in some income to make farming viable. Mr. Stevens of the Lancaster County Planning Commission (LCPC) provided clarification on the Lancaster County Planning Commission's position, as confirmed at their meeting earlier in the day. Mr. Stevens noted that overall, the LCPC was in favor of this amendment with respect to supporting the farmers, which is consistent with Places 2040. Mr. Mateyak stated that he and his client, Mr. Ronald Good, oppose this petition. Mr. Mateyak indicated that they are not opposed to similar uses and competition as long as they are required to follow similar processes as Mr. Good and proceed through the Land Development process and provide various associated improvements such as curb, sidewalk, stormwater, etc. Mr. Mateyak also indicated that another concern with this approach is that they feel it could lead to future requests to push the limits beyond the 4,000 square foot. Beth Good also expressed similar concerns on behalf of her father, Ronald Good. Discussions continued. Various

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### **ZONING ORDINANCE AMENDMENT: (CONTINUED)**

comments were made and questions were asked and responses provided. Mr. Yoder concluded by stating that his clients are hoping for a favorable motion from the Planning Commission recommending adoption of the amendment to the Township Board of Supervisors.

**MOTION:** Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, confirming support for the Township Board of Supervisors to adopt the proposed Zoning Ordinance Text Amendment related to Farm Occupations, as submitted to the Township by Dwight Yoder via correspondence dated October 23, 2020. No questions or comments were offered. Motion carried unanimously. (4/0)

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

#### **WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (01-21-2021):**

There were no project representatives present for this plan. Mr. Lied highlighted the plan status noting that an updated plan submission was received and is currently under review. Mr. Lied noted that the applicant's consultant has also recently submitted the Highway Occupancy Permit Plans to PennDOT for the proposed roadway connection to Stevens Road. Mr. Lied noted that the PennDOT approval of the proposed roadway access is a key remaining item for the Phase 2 Final Plan. Mr. Lied stated that he intends to issue an updated plan review letter in the near future, and that the applicant's consultant will likely appear at an upcoming Planning Commission meeting to discuss some remaining items. Mr. Lied noted that they will work with the applicant's consultant to ensure appropriate time extensions are provided and considered by the Township Board of Supervisors, prior to the current deadline for action.

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Mr. Graybill, to table the Wabash Landing (Phase 2) Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

#### **EARTH, TURF AND WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-**

**ON (02-12/2021):** Mr. Steve Gergely of Harbor Engineering and Jarod Hyson, applicant, were participating for this plan. Mr. Lied noted that the Becker Engineering review letter was issued earlier in the day, and subsequent phone discussions were held with Mr. Gergely to clarify certain items. The plan was displayed on the screen for everyone participating to view. Mr. Lied provided a brief background regarding the prior deferrals granted as part of the previous Concept Plan, and the overall scope of the current plan. Mr. Gergely then discussed specific aspects of the project in more detail, and noted the various waiver/modifications and deferrals that were requested in conjunction with the plan submission. Lengthy discussions were held. Various comments and questions were received in reference to the displayed plan, which were answered. The questions pertained to the use of the building, the existing storage area, concerns regarding erosion, clarifications relative to stormwater management, questions related to the location of the propose access drive, landscape screening and buffers, clarifications related to the deferral requests, etc. The Planning Commission noted their interest to review the current Becker Engineering review letter received this afternoon in more detail and hold off considering action on motions related to the waiver/modifications and deferrals until the next Planning Commission Meeting. Mr. Porter noted that this plan will be reviewed at the Lancaster County Planning Commission's first meeting of the new year on January 11, 2021.

**MOTION:** Mr. Graybill made a motion, seconded by Secretary Buckles, to table the Earth, Turf and Wood Preliminary/Final Land Development and Lot Add-On Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

**MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (03-15-2021):** There was no project representative present. Mr. Lied noted that the Board of Supervisors recently accepted a written time extension offer, thereby extending the deadline for action until March 15, 2021. Mr. Lied stated that there was no new project information at this time. Mr. Lied indicated that no action required from the Planning Commission at this time, since the plan was previously recommended for conditional approval by the Planning Commission.

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to table the Mt. Zion Baptist Church Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

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**GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:** Mr. Lied highlighted the following Township active projects and updated the status regarding active construction projects to the Planning Commission. Discussions continued on the following items:

- (1) 985 Building Phase II Expansion (Sturdy Built) – Waiver of Land Development: Mr. Lied discussed the request and highlighted aspects of the plan while the plan was displayed for participants. Lengthy discussions were held. Chairman Wenger stated that it seemed like the Planning Commission is generally in favor of the waiver. After the discussions, the following motion was passed.

**MOTION:** Mr. Graybill made a motion, seconded by Secretary Buckles, to recommend motion that the Board of Supervisors approve a waiver of Land Development Plan processing requirements for the 985 Building Phase II Expansion (Sturdy Built), as generally depicted on a plan prepared by McCarthy Engineering (last revised 10-28-2020) with appropriate consideration given to any future conditions offered by the Township Zoning Officer and Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

- (2) Four Seasons Produce – TIS Scoping Update: Mr. Lied updated the Planning Commission about the on-going efforts related to the proposed expansion project, which was discussed with the Township during a prior pre-application meeting. The applicant's consultant was recently advised to proceed with the traffic impact study based on the updated scoping information submitted to the Township Transportation Engineer. Discussions were held.
- (3) Update Regarding the Status of Other Projects: Mr. Lied highlighted that the new developer of the former Fox Brooke property is still interested in proceeding. DM/A recently submitted information on behalf of Grande Construction outlining the proposed widths of the internal roads and associated right-of-way. Mr. Lied discussed the matter and noted that based on the recent receipt of the information further discussion will be held with the Planning Commission to obtain a formal recommendation to be considered by the Board of Supervisors.
- (4) Status of Active Construction Projects - Discussions were held on various on-going construction projects. No further questions or comments were asked.

### **ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Buckles made a motion, seconded by Vice Chairman Schlegel to adjourn the meeting at 8:47 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township  
Recording Secretary