

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

September 28, 2020

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	10-23-2020
Mt. Zion Baptist Church	Final Land Development Plan	12-15-2020
Red Run Exhaust	Preliminary/Final Land Dev.	12-27-2020

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Proposed Amendment to the Comprehensive Plan – To Expand the Urban Growth Boundary

Proposed Amendment to the Zoning Ordinance – Amending Forestry Uses, Section 220-58

Zimmerman Home Builders, LLC – Concept Plan Update

Cocalico Crossings – Preapplication Meeting Update

Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, SEPTEMBER 28, 2020

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, September 28, 2020 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Sid Schlegel, Secretary Ralph Buckles, Steve Brubaker and Bob Zimmerman,

Township Manager: Not present

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

Visitors: Kevin Varner, P.E. of Diehm & Sons, and Kendal Burkholder

APPROVAL OF MINUTES:

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, August 31, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (10-23-2020):

There was no project representative present. Mr. Lied highlighted the plan status noting that the updated plan submission is currently under review by Becker and the ECTA/CDM-Smith. Mr. Lied noted that a written time extension offer was also received earlier in the day. As a result, the following motion was made after the project discussions:

MOTION: Mr. Brubaker made a motion, seconded by Mr. Zimmerman, to recommend the Board of Supervisors accept the 90-day written time extension submitted by the applicant's consultant on September 28, 2020 for the Wabash Landing (Phase 2) Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (12-15-2020): 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 December 15, 2020. 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.

RED RUN EXHAUST OF REAMSTOWN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (12-27-2020):

Kevin Varner, P.E. of Diehm & Sons and Kendal Burkholder, applicant, were in attendance for the project discussion. Mr. Lied noted that during the last Planning Commission meeting the project scope and requested waiver/modifications and deferrals with highlighted. Mr. Lied indicated that a Becker Engineering review letter was issued on August 31, 2020 and the applicant's consultant submitted updated plans which are current under review. Mr. Lied explained that while he has not completed a review of the recently submitted plans, he has reviewed them and determined that the majority of the technical items have been addressed with various administrative, legal and outside agency approvals remaining. The plan was discussed and reviewed on the screen. Mr. Varner further highlighted and discussed specific aspects of the plan with the Planning Commission. Lengthy discussions continued and various questions asked and answered. As a result of the discussions, the following motions were made.

MOTION: Vice Chairman Schlegel made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver/modification of §194-9 and related sections of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to plan processing requirements, and authorize the plan to be submitted and processed as a single plan submission meeting all applicable requirements of both Preliminary and Final Plans. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES

MONDAY, SEPTEMBER 28, 2020

RED RUN EXHAUST OF REAMSTOWN

(CONTINUED)

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-30.R.(4) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to the size of oversized parking to authorize the use of an oversized space with a 40' length in-lieu-of the standard 70' length. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend a deferral of the requirements of §194-32.A. related to sidewalks along the frontage of the property. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Bob Zimmerman, to recommend a deferral of the requirements of §194-33.A.(1) related to curbing along the frontage of the property. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Brubaker made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to concrete curbing to authorize the use of concrete curb with a vertical depth of 18", consistent with the current PennDOT standards, in lieu of the Township's 22" depth. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Steve Brubaker, to recommend approval of a waiver/modification of §194-25.E.(3)(c) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to access drive separation to authorize the proposed access drive to be located as depicted on the current plans, opposite the existing western access for the commercial property directly opposite the site. No questions or comments were offered. Motion carried unanimously. (5/0)

Additional discussions were held on a waiver/modification request of the requirements of §194-30, related to the surface material for access drives and overflow parking and the request to authorize utilization of a gravel surface for portions of the parking areas. The Planning Commission requested the proposed use of 20' of gravel along the sides of the parking area. Lengthy discussions continued with the Planning Commission expressing concern relative to the support of stone areas along the sides of the parking lot. Mr. Burkholder agreed with the concerns and indicated alternate approaches could be considered for those areas. As a result of the discussions, the following motion was made.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-30 of the East Cocalico Township Subdivision and Land Development Ordinance related to the surface material for access drives and overflow parking, and to authorize the utilization of gravel surface for the southern portion of the site (approximately 70' deep and the width of the adjacent paved area). No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Brubaker made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver/modification of §185-24.D. of the East Cocalico Township Stormwater Management Ordinance related to stormwater basin dewatering times and authorize the use of extended dewatering times for the rate control storage to exceed 24 hours as approved by the Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

Discussions were held on the types of trees proposed to be planted, the proposed building elevation views, sanitary sewer capacity acknowledgments and other aspects. After the discussion, the following motion was made:

MOTION: Mr. Zimmerman made a motion, seconded by Secretary Buckles, to recommend conditional approval of the Final Plan for Red Run Exhaust conditioned on the applicant satisfying all remaining items as outlined in the Becker Engineering August 31, 2020 review letter, to the satisfaction of the Township, Township Zoning Officer, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES

MONDAY, SEPTEMBER 28, 2020

OTHER GENERAL DISCUSSION/ACTION 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) Proposed Amendment to the Comprehensive Plan - To Expand the Urban Growth Boundary. Mr. Lied highlighted request to amend the Comprehensive Plan to expand the Urban and Village Growth Boundary to include the previously rezoned lands in the area of Stevens. Mr. Lied explained that the Board of Supervisors previously requested that the applicant amend the Comprehensive Plan to resolve potential issues in the future when requesting authorization to extend public water and sanitary sewer service to these rezoned properties. Mr. Lied explained that it was a necessary follow-up step to the prior rezoning to ensure consistency between the various planning documents and eliminate potential complications when future development is proposed and service is requested from the East Cocalico Township Authority (ECTA). Mr. Lied noted that amendment has also been submitted to the adjacent municipalities and County Planning Commission for comment, since amendment is related to a Regional Comprehensive Plan. Discussions continued.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend the Board of Supervisors adopt the Resolution to Amend the Cocalico Region Strategic Comprehensive Plan by Amending the Urban Growth Boundary and Village Growth Boundary as prepared by the applicant's attorney via cover letter dated August 27, 2020 and reviewed by the Township Solicitor. No questions or comments were offered. Mr. Steve Brubaker noted that he is opposed. Motion carried unanimously. (4/1)

(2) Proposed Amendment to the East Cocalico Township Zoning Ordinance - Amending Forestry Uses, §220-58. Mr. Lied explained that the proposed amendment was coordinated between the Township MS4 Technician and the Township Solicitor in response to a letter received from the Attorney General's Office. The Planning Commission members indicated that they had not previously received any copies of the proposed ordinance amendment or any related correspondence. The Planning Commission decided to defer any recommendation on the adoption until their next meeting on October 26, 2020. Mr. Lied provided some further background information to the Planning Commission regarding the amendment and concerns raised in the correspondence from the Attorney General's Office. Mr. Lied indicated that it was his understanding that the proposed amendment utilized the "model ordinance" supported by the Attorney General's Office. Discussions continued. Mr. Lied confirmed that all pertinent documentation will be distributed to the Planning Commission for consideration at their October 26th meeting. No action taken at this time.

(3) Zimmerman Home Builders, LLC - Concept Plan Update: Mr. Lied highlighted the updated concept plan that was recently provided to the Township during a follow-up pre-application meeting. Mr. Lied explained that the updated concept has various interesting aspects that will need to be further discussed with and reviewed by the Township Solicitor for consistency with the various Township ordinance requirements. Discussions were held.

(4) Cocalico Crossings - Preapplication Meeting Update. Mr. Lied highlighted the Village Overlay style Concept Plan as presented during the recent pre-application meeting with the Township. Discussions were held.

(5) Status of Active Construction Projects - Discussions held on various 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 Mr. Brubaker to adjourn the meeting at 9:31 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township
Recording Secretary