

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA (Note: Meeting Via Zoom Meeting)**

**January 25, 2021**

### **REORGANIZATION**

### **APPROVAL OF MINUTES**

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

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Earth, Turf and Wood	Pre/Final Land Dev. and Lot Add-On	2-12-2021
Mt. Zion Baptist Church	Final Land Development Plan	3-15-2021
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	3-22-2021

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

Four Seasons Produce	Pre/Final Land Development Plan	4-25-2021
Shady Grove Campground	Lot Annexation Plan/SWM Plan	4-25-2021
Heatherwoods – Lots 26 and 27	Lot Annexation Plan	4-25-2021

196 Swartzville Road Subdivision – Sketch Plan and Waiver/Modifications Requests  
Update on Zoning Ordinance Amendment Hearing Related to Farm Occupations  
Pre-Planning Meeting Updates  
Update Regarding Status of Active Construction Projects

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES**

### **MONDAY, JANUARY 25, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 25, 2021 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, Steve Brubaker, and Steve Graybill

Township Supervisor: Alan R. Fry

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

Transportation Eng.: John Schick

Visitors: Todd Vaugh (DM/A), Kirk Barnett (Grande Land, LP) and Barry Tothoro

This meeting was duly advertised in the Lancaster Newspapers on Sunday, January 10, 2021.

**REORGANIZATION:** Chairman Wenger turned the meeting over to Mr. Lied for the purpose of conducting the annual reorganization.

The nominations for Chairman were opened and Sid Schlegel nominated Paul Wenger as Chairman. Hearing no further nominations, the nominations were closed, and the following motion was made.

**MOTION:** Steve Graybill made a motion, seconded by Ralph Buckles, to nominate Paul Wenger as Chairman of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Paul Wenger was elected Chairman unanimously (5/0)

The nominations for Vice Chairman were opened and Paul Wenger nominated Sid Schlegel as Vice Chairman. Hearing no further nominations, the nominations were closed, and the following motion was made.

**MOTION:** Ralph Buckles made a motion, seconded by Steve Brubaker, to nominate Sid Schlegel as Vice Chairman of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Sid Schlegel was elected Vice Chairman unanimously (5/0)

The nominations for Secretary were opened, and Steve Brubaker nominated Ralph Buckles as Secretary. Hearing no further nominations, the nominations were closed, and the following motion was made.

**MOTION:** Vice Chairman Sid Schlegel made a motion, seconded by Chairman Wenger, to nominate Ralph Buckles as Secretary of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Ralph Buckles was elected Secretary unanimously (5/0)

Mr. Lied turned the meeting over to Chairman Wenger.

**APPROVAL OF MINUTES:** Chairman Wenger stated the December 14, 2020 Planning Commission meeting minutes are before the Commission tonight for approval.

**MOTION:** Steve Brubaker made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, December 14, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

# PLANNING COMMISSION MEETING MINUTES

## MONDAY, JANUARY 25, 2021

### SUBDIVISION AND LAND DEVELOPMENT PLANS:

**EARTH, TURF & WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-ON (02-12-2021):** Mr. Lied updated the Planning Commission on the current status of the project and recent activities. Mr. Lied noted that Mr. Steve Gergely of Harbor Engineering and Jarod Hyson, applicant, previously participated in the project briefing discussions during the last Planning Commission meeting. Mr. Lied discussed specific aspects of the project in more detail in response to Planning Commission comments. Mr. Lied stated that the various waiver/modifications and deferrals that were requested in conjunction with the original plan submission and which were discussed during the last meeting will need to be considered by the Planning Commission at a future meeting following the next resubmission. Mr. Lied reported that the applicant's consultant has recently received an initial response letter from PennDOT relative to the proposed pipe connection to PennDOT's system, and a response letter from ECTA/CDM-Smith regarding water and sanitary sewer capacity. Mr. Lied also indicated that there was an on-site technical meeting held with the applicant and applicant's consultant to discuss key specific issues. At the request of the Planning Commission the project plans were displayed. Discussions were held. Mr. Lied stated that an updated plan submission is anticipated, and that following that Becker will review and issue an update review letter. Secretary Buckles questioned the limit of disturbance shown on the plans, and the topography in a particular area. Secretary Buckles questioned why the proposed access drive is currently positioned between the two opposing Township roads and not proposed to align with either one. Mr. Lied answered the question and indicated that he will share this and any other questions and concerns to the applicant and applicant's consultant so they can provide additional response in the future. Mr. Tothero asked what was the purpose or proposed use of the new building, and Mr. Lied answered that it would be the new base of operation for Earth, Turf and Wood. Mr. Tothero noted his concerns on what his view will be like from the back of his property and the future condition of the currently disturbed area to the rear of his property, stating that he is concerned that excess materials, stone, etc. and equipment and vehicles will be stored there. Discussions continued including the Planning Commission commenting on a need for additional landscaping, trees and screening. Various questions were asked about the subsurface stormwater facility proposed for the eastern portion of the site. Concerns regarding drainage and erosion and sedimentation were also discussed. Mr. Tothero indicated he is not necessarily opposed to curb and sidewalk along the front of his property, but he did not want to be required to contribute. Mr. Tothero requested that a set of 11" x 17" plans to be made available to him. Mr. Lied stated that he will pass that request on to the Township, who will follow-up accordingly. Mr. Lied and Mr. Schick noted that the applicant/applicant's consultant recently submitted a request to go before the Board of Supervisors to discuss the methodology used to calculate the Traffic Impact Fee (TIF) and request consideration for using the anticipated employee counts in lieu of square footage. Mr. Schick discussed and highlighted the TIF calculation methodology, which is based on building square footage and the ITE Manual use group classification. Lengthy discussions continued. Comments and questions were received, which were answered. Mr. Lied noted that the applicant's consultant submitted a written time extension offer earlier in the day, offering to extend the deadline for action. The following motion was made:

**MOTION:** Mr. Brubaker made a motion, seconded by Secretary Buckles, to accept the written time extension offer as submitted by Harbor Engineering dated January 25, 2021 which will extend the deadline for action until April 15, 2021 for the Earth, Turf and Wood Preliminary/Final Land Development and Lot Add-On Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Secretary Buckles made a motion, seconded by Mr. Brubaker, 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. (5/0)

**196 SWARTZVILLE ROAD SUBDIVISION:** Mr. Vaughn of David Miller/Associates and Kirk Barnett of Grande Land, LP were participating for this plan. Mr. Lied noted that this proposed development site was the property that was previously proposed to be developed as part of the Fox Brooke Plan, and was recently purchased by Grande. Mr. Lied explained the current project and Sketch Plan as submitted depict 120 single family dwellings. Mr. Lied outlined that the current discussions are related to the waiver/modification requests associated with the proposed roadway widths and right-of-way widths, as submitted by DM/A on December 10, 2020. Mr. Lied and Mr. Schick provided feedback relative to the request and other recent developments where the roadway widths and right-of-way widths

# PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 25, 2021

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

### **196 SWARTZVILLE ROAD SUBDIVISION:**

were reduced as part of the plan approvals (Stoney Pointe, Heatherwoods). Mr. Lied and Mr. Schick also highlighted that the widths proposed are consistent with the current plans for the adjacent Village at East project and the connecting roadway. Mr. Vaughn and Mr. Barnett further clarified their waiver/modification request and the reasoning for the 34' cartway width, and 54' right-of-way width requested. The road widths, right-of-way widths and waiver/modification request were discussed in more detail, and the following motion resulted:

**MOTION:** Steve Graybill made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-25.J(1) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to the design width of the proposed cartways and right-of-ways for the internal roadways within the development and authorize the use of reduced width of 34' for cartways and 54' for right-of-ways at locations generally depicted on the sketch plan prepared by David Miller/Associates and submitted with a written modification request dated December 10, 2020, conditioned upon the final design of all roadways being determined acceptable by the Township, Township Transportation Engineer, including aspects such as alignment (both vertical/horizontal), intersection design, traffic control signage, potential traffic calming measures, parking restrictions, etc. No questions or comments were offered. Motion carried unanimously. (5/0)

**MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (03-15-2021):** There was no project representative participating for this plan. Mr. Lied highlighted that the current deadline is March 15, 2021. Mr. Lied stated this plan was previously recommended for conditional approval by the Planning Commission. No action needed tonight.

### **WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (03-22-2021):**

There were no project representatives participating for this plan. Mr. Lied highlighted the plan status noting that a Becker Engineering review letter was last issued on December 18, 2020. The applicant's consultant recently submitted the Highway Occupancy Permit Plans to PennDOT for the proposed roadway connection to Stevens Road. Comments were received from PennDOT and are currently under review by the applicant's consultants. CDM-Smith recently issued a review letter on behalf of the ECTA. Mr. Lied suggested that the Planning Commission members do a drive through the Phase 1 portion of the development, which is under construction, in preparation for future project discussions. Various comments were made and questions asked and answered.

**MOTION:** Secretary Buckles made a motion, seconded by Mr. Brubaker, to table the Wabash Landing (Phase 2) Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**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:

**FOUR SEASONS PRODUCE, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-25-2021):** Mr. Lied displayed and discussed the plans for the proposed project. Mr. Lied highlighted the scope of the project. Mr. Schick discussed in more detail the limits of the Traffic Impact Study (TIS), which was submitted and is currently under review. Briefing level discussions continued. Mr. Lied indicated that Becker and Rettew are currently reviewing the plans and will be issuing review letters prior to the next Planning Commission meeting.

**MOTION:** Mr. Graybill made a motion, seconded by Mr. Brubaker, to table the Four Seasons Produce Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN:** Mr. Lied highlighted the scope of the Annexation Plan, which the Planning Commission will be involved in the review of, and noted that the plan is also submitted as a Stormwater Management Plan with related waiver/modification requests, which the Board of Supervisors will need to act on. Mr. Lied noted that the proposed annexation requires approval from the Zoning Hearing

# PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 25, 2021

(CONTINUED)

## GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:

### **SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN:**

Board, since it involves an expansion to a non-conforming use. Briefing level discussions were held. Mr. Lied indicated that the plan is currently under review, and that a review letter will be issued in the future for consideration by the Planning Commission.

**MOTION:** Secretary Buckles made a motion, seconded by Mr. Graybill, to table the Shady Grove Campground Annexation Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**HEATHERWOODS – LOTS 26 & 27:** Mr. Lied highlighted the Annexation Plan which was displayed for reference. Mr. Lied noted that the plan is currently under review and a review will be issued for consideration by the Planning Commission. Briefing level discussions were held.

- (1) Update on the Zoning Ordinance Amendment Hearing Related to Farm Occupations: Mr. Lied highlighted that the Board of Supervisors had adopted the Ordinance amendment as recommended by the Planning Commission and LCPC.
- (2) Pre-Planning Meeting Update: Mr. Lied noted that more specifics to come in the future related to possible alternate plans for developing the Black Horse property; and that recent discussions were held in reference to a possible future expansion project at Dormakaba.
- (3) Update Regarding Status of Active Construction Projects: None.

No further discussions.

## **ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Vice Chairman Schlegel made a motion, seconded by Secretary Buckles to adjourn the meeting at 9:54 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township  
Recording Secretary