

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

January 27, 2020

REORGANIZATION

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Carriage Hill (Phases 3 and 4)	Preliminary/Final Subdivision Plan	2-24-2020
Mt. Zion Baptist Church	Final Land Development Plan	3-20-2020
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	4-25-2020
Fox Brooke (Village Overlay)	Preliminary Sub/Land Dev. Plan	5-25-2020

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Village at East Cocalico – Status

Grande Construction - PennDOT Traffic Impact Study - Status Update

Black Horse Commons - PennDOT Traffic Impact Study - Status Update

Adaptive Reuse of Agricultural Buildings (51 Cocalico Creek Road) - Update

Stevens Feed Mill (Route 272 Site) Zoning Ordinance Amendment - Briefing

Zimmerman Urban Growth Boundary Update - Briefing

Pre-Planning Meeting Updates

Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 27, 2020

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 27, 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 Sidni Schlegel, Secretary Ralph Buckles, Bob Zimmerman, Steve Graybill, Steve Brubaker, and Kathleen O'Connell

Township Manager: Penny Pollick

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

Visitors: None

Chairman Wenger announced that the Board of Supervisors has appointed Steve Graybill and Paul Wenger to another Planning Commission 4-year term that expires on December 31, 2023; and the Board of Supervisors appointed Steve Brubaker to fill the unexpired term of Chris Fitterling, with the term expiring December 31, 2020. The Planning Commission welcomed Steve Brubaker as a new member.

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 Bob Zimmerman, 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 (7/0)

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: Paul Wenger made a motion, seconded by Ralph Buckles, 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 (7/0)

The nominations for Secretary were opened, and Sid Schlegel nominated Ralph Buckles as Secretary. Ralph Buckles nominated Kathleen O'Connell. Hearing no further nominations, the nominations were closed, and the following motion was made.

MOTION: Kathleen O'Connell 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 (7/0)

Mr. Lied turned the meeting over to Chairman Wenger.

APPROVAL OF MINUTES:

MOTION: Vice Chairman Schlegel made a motion, seconded by Steve Graybill, to approve the Planning Commission meeting minutes from Monday, December 16, 2019. No questions or comments were offered. Motion carried unanimously. (7/0)

PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 27, 2020

SUBDIVISION AND LAND DEVELOPMENT PLANS:

CARRIAGE HILL (PHASES 3 AND 4) – PRELIMINARY/FINAL SUBDIVISION PLAN (02-24-2020): There was no project representatives present. Mr. Lied provided a general background on the current status of the project and recent activity. Mr. Lied noted that CDM-Smith issued plan review comments for the East Cocalico Township Authority (ECTA). Mr. Lied indicated that the Township Transportation Engineer, Rettew, issued plan review comments. Mr. Lied stated that the Lancaster County Conservation District (LCCD) also issued correspondence indicating that the NPDES submission and Notice of Intent (NOI) was complete, and that the submission will now proceed to a technical review. Ms. O'Connell asked about the stormwater detention basin and if the party responsible for long-term maintenance has been clarified. Mr. Lied responded and indicated that no updated information was received since the prior review. Mr. Lied explained that the issue of stormwater facility maintenance (individual property owners verses homeowner's association) was one of the items to be resolved as part of the on-going plan review and future discussions with the Planning Commission and Board of Supervisors. Mr. Lied noted that other items within the prior review will also need to be addressed and discussed with the Planning Commission including the waiver/modifications, lot grading, satisfaction of park and open space obligation, etc. Discussions continued regarding the long-term ownership and maintenance obligations associated with the key stormwater facilities. The following motion was made after the project discussions.

MOTION: Kathleen O'Connell made a motion, seconded by Bob Zimmerman, to reject the Carriage Hill Phases 3 and 4 Preliminary/Final Subdivision Plan unless a written time extension is received for consideration by the Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (7/0)

MT. ZION BAPTIST CHURCH – FINAL LAND DEVELOPMENT PLAN (03-20-2020): There was no project representatives present. Mr. Lied provided a general background on the current status of the project. Mr. Lied noted that per the most recent time extension offer, the Church's Building Committee is working to address building design issues, so final utility service items can be coordinated with the East Cocalico Township Authority (ECTA). Mr. Lied indicated that there is no other new information regarding the project.

MOTION: Vice Chairman Schlegel made a motion, seconded by Ralph Buckles, to table the Mt. Zion Baptist Church – Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

WABASH LANDING – PHASE 2 FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (04-25-2020): There was no project representatives present. Mr. Lied provided a general background on the current status of the Phase 2 Final Plan. Mr. Lied explained that the waiver/modification request, as previously recommended for conditional approval, by the Planning Commission has not been formally considered by the Board of Supervisors. Mr. Lied noted that the applicant and applicant's consultant have indicated that they would like additional time to further clarify specific conditions related to the waiver/modification and to discuss them with the Township Solicitor and Becker. Mr. Lied noted that the applicant's consultant has the prior Becker review letter and ultimately will respond with an updated plan submission. Mr. Lied explained that the applicant and applicant's consultant are currently focused on the submission of the PennDOT Traffic Impact Study (TIS), required as part of the Highway Occupancy Permit for the Phase 2 roadway connection to Stevens Road. A plan was displayed and lengthy discussions continued regarding the phasing, ownership of recreational areas, potential for cut-thru traffic, stormwater maintenance responsibilities, etc. The following motion was made after the project discussions.

MOTION: Vice Chairman Schlegel made a motion, seconded by Kathleen O'Connell, to table the Wabash Landing - Phase 2 Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

FOX BROOKE (VILLAGE OVERLAY) PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (05-25-2020): There was no project representatives present. Mr. Lied highlighted the plan, noting that it's a similar style to Village Overlay for Wabash Landing. Mr. Lied explained that the property is also be evaluated for purchase by another developer, who is considering pursuing a more standard suburban residential development. Mr. Lied noted that one of the key outstanding items relative to the Fox Brooke Preliminary Plan is addressing PennDOT's requirements and the completion of the required Traffic Impact Study.

PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 27, 2020

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

MOTION: Vice Chairman Schlegel made a motion, seconded by Kathleen O'Connell, to table the Fox Brooke (Village Overlay) Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Mr. Lied highlighted the following items.

VILLAGE AT EAST COCALICO - PROJECT UPDATE: No one was present for this plan. Mr. Lied highlighted the plan, noting that the representatives would have to come back to the Planning Commission for Final Plan approval, submit a PennDOT Highway Occupancy Permit, potentially address certain Traffic Impact Study requirements per PennDOT, and address other items. Discussions continued.

GRANDE CONSTRUCTION - PENNDOT TRAFFIC IMPACT STUDY - STATUS UPDATE: Mr. Lied noted that the project is the conceptual suburban residential single-family plan being considered as an alternate for the Fox Brooke property. Mr. Lied indicated that the applicant's consultant has submitted as to PennDOT. The Concept Plan included as part of the TIS was displayed and Mr. Lied highlighted key aspects.

BLACK HORSE COMMONS - PENNDOT TRAFFIC IMPACT STUDY - STATUS UPDATE: Mr. Lied noted that this Concept Plan and impact to the Transportation Fee Impact (TIF) Program and Capital Improvement Plan was previously highlighted to the Planning Commission. The Concept Plan was displayed. The potential realignment of Pepperidge Farm Lane to the proposed new signalized intersection and resulting condition of Hill Road were discussed in detail.

ADAPTIVE REUSE OF AGRICULTURAL BUILDINGS (51 COCALICO CREEK ROAD) - UPDATE: Mr. Lied noted that the Board of Supervisors decided to place this item on hold as a result of the discussions during the most recent Board of Supervisor meeting in order to give the issue more thought. They did not confirm an interest in entertaining the submission of a Zoning Ordinance Text Amendment at this time. The Planning Commission discussed various aspects related to the issue of expanding the opportunities for storage within agricultural buildings request.

STEVENS FEED MILL (ROUTE 272 SITE) ZONING ORDINANCE AMENDMENT - BRIEFING: Mr. Lied distributed copies of a Concept Plan related to the property located along the southeastern side of Route 272 and east of Wabash Road. Mr. Lied explained that the Board of Supervisors recently indicated that they would be in favor of giving further consideration to a Zoning Ordinance Text Amendment relative to the proposed project and use within the General Commercial Zone. Mr. Lied stated that during the Board of Supervisors meeting it was stated that the existing feed mill in Stevens would likely be retained and operated in some capacity. Mr. Lied explained the amendment process and noted that the amendment wording would ultimately be come back to the Planning Commission for review and comment as the amendment is formalized. Mr. Lied suggested that the Planning Commission give the matter some consideration, so any thoughts and concerns can be expressed at a future meeting and incorporated. Lengthy discussions continued regarding the proposed use, height of structures, location of the grain elevators, retail store, access management, etc.

ZIMMERMAN URBAN GROWTH BOUNDARY UPDATE - BRIEFING: Mr. Lied noted that the applicant and applicant's consultant reached out to the Township to discuss the process for amending the Urban Growth Boundary to include the recently rezoned properties. Mr. Lied discussed the Urban Growth Boundary, and its association with the Township's Regional Comprehensive Plan. Mr. Lied stated that he has passed information along to the Township Solicitor, so he can confirm the appropriate process to be followed by the Township to amend the Urban Growth Boundary.

PRE-PLANNING MEETING UPDATES: Mr. Lied indicated that a pre-application meeting has been scheduled for Red Run Exhaust as a follow-up to the applicant obtaining Zoning Hearing Board approval. The proposed site is located along the southeast side of Route 272 and opposite Redner's Quick Shoppe. Mr. Lied also reported that the new consultant for Earth, Turf and Wood has requested a pre-application technical meeting.

**PLANNING COMMISSION MEETING MINUTES
MONDAY, JANUARY 27, 2020**

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: *(CONTINUED)*

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied noted that some of the key on-going projects include Garden Spot Frame & Alignment, Members 1st, Wabash Landing Ph. 1, Morganshire, and Heatherwoods Ph 3-5.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Vice Chairman Schlegel made a motion, seconded by Steve Graybill to adjourn the meeting at 9:15 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Ralph Buckles
Planning Commission Secretary