

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**February 24, 2020**

### **APPROVAL OF MINUTES**

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

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

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

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  
Zimmerman Urban Growth Boundary Update - Status  
Pre-Planning Meeting Update – Red Run Exhaust  
Pre-Planning Meeting Update – Earth, Turf and Wood  
Update Regarding Status of Active Construction Projects

### **ADJOURN**

# **PLANNING COMMISSION MEETING MINUTES**

## **MONDAY, FEBRUARY 24, 2020**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, February 24, 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, Steve Graybill, and Steve Brubaker

Township Manager: Penny Pollick

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

Visitors: Stephen Hartman, James Mohler, and Marie Sipler

### **APPROVAL OF MINUTES:**

**MOTION:** Steve Graybill made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, January 27, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

**SUBDIVISION AND LAND DEVELOPMENT PLANS:** Chairman Wenger acknowledged some visitors in the audience, and it was determined that they were present to talk about a matter that is not before the Planning Commission. Chairman Wenger said they can briefly highlight their concern and reason for attending tonight, but that it is likely a matter that the Planning Commission is not involved with. Ms. Sipler noted that she owns properties located at 30-40 N. Reamstown Rd., and her concerns are with the property at 1 N. Reamstown Rd., the former Wells Fargo Bank, that is currently vacant. Ms. Sipler stated that there is currently an application before the Township Zoning Hearing Board related to the property and a proposal to establish a funeral home on the property. Ms. Sipler noted her concerns with the proposed funeral home and the requested Zoning Ordinance relief requested. Ms. Sipler discussed the previous Zoning Hearing Board meeting and noted it was attended by various residents and neighbors that expressed some concerns and opposition. Ms. Sipler wants to see the applicant turned down for multiple reasons. She wanted the Planning Commission to be aware of her concerns, and that she and others have approached the Board of Supervisors and the Zoning Hearing Board to express these concerns. She wanted to also raise these concerns with the Planning Commission in case the project would come before this group. Chairman Wenger thanked Ms. Sipler for coming, and noted that as far as the Planning Commission is concerned, they have not received any land development plan related to this site or proposed project. Mr. Lied indicated that since the matter is currently before the Zoning Hearing Board with a decision pending, it would be inappropriate for the Planning Commission to attempt to weigh-in on any of those pending matters. Mr. Lied discussed at length the type of projects that come before the Planning Commission, and the typical path a plan must take before the Planning Commission sees and/or reviews the plan. Mr. Lied explained that if the project does not involve the expansion of the building, the project may not meet the formal definition of a Land Development, and therefore may not be required to come before the Planning Commission. Mr. Lied noted that typically the Planning Commission would not see a plan or review a project until key critical Zoning Ordinance requirements are cleared by the Zoning Officer, and if applicable any required Zoning Ordinance relief obtained from the Zoning Hearing Board. Mr. James Mohler of 6 E. Church St. noted that the area of the proposed funeral home and existing adjacent intersection of Reamstown Road and Church Street has a lot of speeders and trucks using their break retarders excessively. Mr. Mohler indicated that he was present at the Board of Supervisors Meeting to express his on-going concerns regarding these matters. Chairman Wenger thanked Mr. Mohler for his comments.

**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 highlighted that the prior time extensions noted that the church building design was being coordinated by a building committee and that additional time was necessary to finalize certain key aspects. Mr. Lied stated that since the plan was previously recommended for conditional approval by the Planning Commission no further action was required at this time. Mr. Lied noted that he will advise the applicant's consultant of the pending need for a future time extension and coordinate accordingly with the Board of Supervisors.

# PLANNING COMMISSION MEETING MINUTES

## MONDAY, FEBRUARY 24, 2020

### SUBDIVISION AND LAND DEVELOPMENT PLANS

(CONTINUED)

**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 plan review. Mr. Lied indicated that there was a recent coordination meeting with the applicant and applicant's design team, and that an updated plan submission is anticipated. Mr. Lied stated that the next key step is to attempt to finalize the conditions associated with the pending waiver/modification related to temporary secondary emergency access, so the Board of Supervisors can consider the matter. Discussions continued, including discussions regarding the applicant's potential request to reduce the required width of the emergency access from 24' to 20'. Mr. Lied also noted that the applicant's Traffic Impact Study (TIS) is to be submitted to PennDOT in the near future.

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Steve Graybill, to table the Wabash Landing - Phase 2 Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**CARRIAGE HILL (PHASES 3 AND 4) – PRELIMINARY/FINAL SUBDIVISION PLAN (05-24-2020):** There was no project representatives present. Mr. Lied provided a general background on the current status of the project plan review and noted that a review letter will be issued prior to next month's Planning Commission meeting. Various members of the Planning Commission reiterated prior concerns regarding the applicant's previously stated preference to have the main stormwater detention basin owned and maintained by a single property owner, in-lieu-of establishing a homeowner's association to be responsible for all key private stormwater facilities. Mr. Lied indicated that Planning Commission can discuss the matter with the applicant at the next Planning Commission.

**MOTION:** Steve Graybill made a motion, seconded by Vice Chairman Schlegel, to table the Carriage Hill Phases 3 and 4 Preliminary/Final Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**FOX BROOKE (VILLAGE OVERLAY) PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (05-25-2020):** There was no project representatives present. Mr. Lied highlighted the status of the project and related plan.

**MOTION:** Secretary Buckles made a motion, seconded by Steve Brubaker, to table the Fox Brooke (Village Overlay) Preliminary 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 items.

**GRANDE CONSTRUCTION - PENNDOT TRAFFIC IMPACT STUDY - STATUS UPDATE:** Mr. Lied noted that this project is for an alternate single-family residential style development on the Fox Brooke site. Mr. Lied stated that the applicant's consultant has submitted a Traffic Impact Study to PennDOT and comments have been received. The Township is not aware of any resubmission to PennDOT. The applicant and applicant's consultant were also working with the East Cocalico Township Authority to clarify requirements.

**BLACK HORSE COMMONS - PENNDOT TRAFFIC IMPACT STUDY - STATUS UPDATE:** Mr. Lied noted that the Traffic Impact Study Scoping Application was submitted to PennDOT, although no response has been received from PennDOT to date.

**ADAPTIVE REUSE OF AGRICULTURAL BUILDINGS (51 COCALICO CREEK ROAD) - UPDATE:** Mr. Lied noted that the applicant and applicant's attorney have been back to the Board of Supervisors multiple times, although no decisions have been made by the Board of Supervisors Mr. Lied briefly highlighted.

**ZIMMERMAN URBAN GROWTH BOUNDARY UPDATE - BRIEFING:** Mr. Lied noted that the Board of Supervisors gave this matter some consideration at their last meeting and ultimately decided to request that the applicant(s) proceed to update the Urban/Village Growth Boundary, in-lieu-of passing a motion to authorize ECTA public water and sewer service outside the current growth boundary.

**PLANNING COMMISSION MEETING MINUTES  
MONDAY, FEBRUARY 24, 2020**

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

**PRE-PLANNING MEETING UPDATES - RED RUN EXHAUST:** Mr. Lied highlighted the Traffic Impact Analysis (TIA) as submitted to PennDOT and discussions were held on the particulars of the plan, potential turning lanes and shared access/access management issues. Discussions continued.

**PRE-PLANNING MEETING UPDATES - EARTH, TURF AND WOOD:** Mr. Lied highlighted the recent pre-application meeting with the applicant and Harbor Engineering and noted that a plan is expected to be received in the future. Discussions continued.

**UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:** Mr. Lied highlighted, and brief discussions were held on: Wabash, Morganshire, and Heatherwoods.

**ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Steve Graybill made a motion, seconded by Vice Chairman Schlegel to adjourn the meeting at 8:40 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner  
Township Recording Secretary