

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

May 18, 2020

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	5-24-2020
Fox Brooke (Village Overlay)	Preliminary Sub/Land Dev. Plan	5-25-2020
Mt. Zion Baptist Church	Final Land Development Plan	6-18-2020
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	7-24-2020

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

ECTA Stevens Pump Station – Waiver of Land Development
Red Run Exhaust – PennDOT Traffic Impact Study Scoping Response
Black Horse Commons - PennDOT Traffic Impact Study - Status Update
Grande Construction - PennDOT Traffic Impact Study - Status Update
Stevens Feed Mill – Draft Zoning Ordinance Amendment
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, MAY 18, 2020

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, May 18, 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 Graybill, and Steve Brubaker

Township Manager: Penny Pollick

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

Visitors: Todd Vaughn of David Miller Associates, and David Schreder of Landmark Homes

APPROVAL OF MINUTES:

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, February 24, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

CARRIAGE HILL – PHASE 3 AND 4 PRELIMINARY/FINAL SUBDIVISION PLAN (5-24-2020): Mr. Lied highlighted status of the project, status of other agency reviews, the various requested waiver/modifications and key aspects of the comments within the Becker review letter dated April 3, 2020. Mr. Lied noted that the Township and Becker recently received an updated plan submission on May 12, 2020 in response to the Becker review letter dated April 3, 2020, and based on an initial cursory review of the updated submission, numerous items within the prior review have been addressed. Mr. Lied indicated that the key objective tonight is to go through the various waiver/modifications to attempt to obtain recommendations from the Planning Commission. Mr. Vaughn and Mr. Schreder responded to questions and provided additional information relative to the plan and waiver/modifications. The individual requested waiver/modifications were identified and discussed with the Planning Commission. After the discussions on the individual waiver/modifications the following motions were made.

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, 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)

MOTION: Steve Graybill made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §194-14.D.(3) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to lot numbering, and authorize the use of the lot numbering consistent with the previously recorded Final Plans for the prior phases of the development. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Steve Brubaker made a motion, seconded by Secretary Buckles, 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 widths of proposed roadways and associated right-of-ways, and authorize the use of reduced cartway and right-of-way widths as outlined on the current plans. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to recommend approval of a waiver/modification of §194-25.I.(2) of the East Cocalico Township Subdivision and Land Development Ordinance

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pertaining to cartway alignment relative to the right-of-way, and authorize the use of the roadway centerline locations and right-of-way relationships as outlined on the current plans. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Steve Brubaker made a motion, seconded by Steve Graybill, 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 §194-37.A. of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to concrete right-of-way monuments, and authorize a reduction in the number of monuments to be installed and limit the monument locations to those outlined on the current plans. No questions or comments were offered. Motion carried unanimously. (5/0)

The plan was displayed on the screen to highlight specific items. Discussions were held on various aspects, including the proposed temporary construction access via Ridge Avenue, possible construction traffic impacts on Township roadways, improvements to Ridge Avenue frontage, street lighting location and spacing, remediation of the eroded channelized ditch within the rear yards of Lots 3 and 4, buffer landscaping along the through lots adjacent to Ridge Avenue, maintenance responsibility of the for mailbox clusters if required by the United States Postal Service (USPS) and status of the on-going discussions communication with the USPS, etc.

Mr. Lied noted that the review letter references waivers/modification requests of certain sections of the Stormwater Management Ordinance such as §185-23 related to stormwater volume control reductions requirements, and §185-24.D which relates to basin dewatering times in order to meet the 50% peak flow rate reductions. Based on the nature of these waiver/modifications, and in light of the DEP NPDES permit review comments still pending, the Planning Commission, indicated their preference to wait until DEP comments are received to consider recommendations on those waiver/modifications. Following discussions, the Planning Commission made the following recommendations relative to the Stormwater Management Ordinance waiver/modifications.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §185-28.A.(1)(a)[2] of the East Cocalico Township Stormwater Management Ordinance related to interior side slopes of stormwater basins, and authorize the slopes to be increased from 5:1 to 3:1. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to recommend approval of a waiver/modification of §185-28.A.(2)(b) of the East Cocalico Township Stormwater Management Ordinance related to the depth of stormwater basins, and authorize the use of a "basin depth" of 9' in lieu of the 6' maximum. No questions or comments were offered. Motion carried unanimously. (5/0)

Discussions were held regarding stormwater facility maintenance, including the stormwater conveyance system between Lots 10 and 11, the limits of the basin fencing, the basin fencing material, the basin fencing height, the location of the basin fencing relative to property lines, and long-term maintenance responsibility of the basin fencing, etc. Lengthy discussions continued on the detention basin and whether the future property owner of Lot 11 or a Homeowners Association (HOA) should be responsible for the long-term maintenance of the facility. It was noted that currently the Phase 1, 2A and 2B sections of the development do not have a HOA. Mr. Vaughn and Mr. Schreder confirmed the current plans reflect Landmark's preferred approach, which is for the owner of Lot 11 to be responsible for the maintenance, as they previously discussed with the Township Manager, Township Zoning Officer, and a representative of the Board of Supervisors. Extensive discussion ensued about the stormwater maintenance obligations and pros and cons of the various approaches. Mr. Vaughn noted the various efforts Landmark will take to notify and inform the property owner of the maintenance obligations as outlined on the recorded plans and in the Stormwater Management Easement Agreement. Mr. Vaughn noted that Landmark can include information in the initial deed, but would not be able to control what subsequent

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deeds would contain after they are no longer involved with the property or future transfers. The Planning Commission generally concluded that in this case considering various aspects the applicant's maintenance approach seems acceptable.

The Planning Commission discussed the limits of the current basin fencing as shown on the plan, the maintenance of the fencing, the easement for the fence and the related plan details regarding the basin fencing height and material. After the discussions the following motion was made.

MOTION: Vice Chairman Schlegel made a motion, seconded by Chairman Wenger, to recommend approval of a waiver/modification related to basin fencing being required for basins with side slopes greater than 5:1 when the water surface area is greater than one acre and/or deeper than five feet during the one-hundred year storm event, and authorize the approval of limited fencing around portions of the stormwater basin as currently shown on the plan, conditioned upon the basin fencing being 4' high and constructed of 3 rail split rail with coated wire and the maintenance designated to the owner of Lot 11.. No questions or comments were offered. Motion carried unanimously. (5/0)

Further discussions were held relative to fencing and stormwater maintenance, and specifically the maintenance of the larger conveyance pipe that is proposed between Lots 10 and 11. If a Homeowners Association is not developed, the Planning Commission reiterated that the long-term maintenance obligations associated with the basin shall be noted on the deed for Lot 11. Conversation and discussion regarding the proposed 30' wide easement between Lots 10 and 11 and convenience for long-term access/maintenance. The Planning Commission also suggested that the Township and Board of Supervisors give consideration to accepting the long-term maintenance of the pipe between Lots 10 and 11 based on the size and limited nature of the easement area.

MOTION: Steve Brubaker made a motion, seconded by Steve Graybill, to recommend acceptance of the written time extension offer as submitted by the applicant's consultant dated May 11, 2020, which will extend the deadline for action on the plan until June 27, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

No other questions or comments were received.

MOTION: Secretary Buckles made a motion, seconded by Steve Brubaker, to table the plan. No questions or comments were offered. Motion carried unanimously. (5/0)

FOX BROOKE PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN (05-25-2020):

MOTION: Secretary Buckles made a motion, seconded by Steve Brubaker, to recommend the Board of Supervisors accept the written time extension offer as submitted by the applicant's attorney dated May 8, 2020, which will extend the deadline for action until September 22, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEV (06-18-2020): The Planning Commission previously recommended the plan for conditionally approval by the Board of Supervisors therefore no further action is required at this time.

WABASH LANDING – PHASE 2 FINAL SUB/LAND DEV. PLAN (07-24-2020): Mr. Lied discussed the recommendation noted by PennDOT for signage at the intersection of Church Street and Rt. 272 to mitigate the potential for stacking obstructing Faust Lane.

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to table the plan. No questions or comments were offered. Motion carried unanimously. (5/0)

OTHER GENERAL DISCUSSION / ACTION ITEMS: Mr. Lied briefly highlighted the following.

ECTA STEVENS PUMPING STATION UPGRADE – WAIVER OF LAND DEVELOPMENT: Mr. Lied discussed the Authority's proposed Stevens Pumping Station Upgrade project and noted that a draft waiver of land development

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was recently submitted to Becker for review. Following a brief discussion regarding the project, the Planning Commission indicated that in order to keep things moving for the ECTA they would be open to making a recommendation to support the waiver of Land Development based on the nature and scope of the project. As a result of the discussions, the Planning Commission made the following motion.

MOTION: Secretary Buckles made a motion, seconded by Steve Brubaker, to acknowledge support of a waiver of Land Development as it relates to the East Cocalico Township Authority Stevens Pumping Station Upgrade project. No questions or comments were offered. Motion carried unanimously. (5/0)

RED RUN EXHAUST – PENNDOT TRAFFIC IMPACT STUDY SCOPING RESPONSE:

BLACK HORSE COMMONS – PENNDOT TRAFFIC IMPACT STUDY – STATUS UPDATE:

GRANDE CONSTRUCTION – PENNDOT TRAFFIC IMPACT STUDY – STATUS UPDATE:

STEVENS FEED MILL – DRAFT ZONING ORDINANCE AMENDMENT:

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:

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 9:30 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner
Township Recording Secretary