

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

September 27, 2021

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Mt. Zion Baptist Church	Final Land Development Plan	10-11-2021
Village at East Cocalico	Final Plan	11-20-2021
25 S. Reamstown Road	Lot Annexation Plan	12-26-2021

BRIEFING ITEMS

36 Muddy Creek Church Road	Final Land Development Plan	12-26-2021
1215 Reading Road	Lot Annexation Plan	12-26-2021

GENERAL DISCUSSION ITEMS

The Crossings at Cocalico (Village Overlay) – Sketch Plan - Request Use Slant Curbing
Lord & Ladies E. Cocalico Sketch Plan – PennDOT TIA/TIS Scoping Application
Wright Partners, LLC Petition to Amend the East Cocalico Township Zoning Ordinance and Zoning Map – Status Update
Update Regarding Pre-application Meeting Discussions
Update Regarding Status of Active Construction Projects

ADJOURN

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 27, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, September 27, 2021, at 7:30 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Steve Brubaker, Kathleen O'Connell, Sarah Mains

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

Visitors: Josh Boulton, Brandon Williams, Matthew Kadwill, and Jason Garman

Chairman Wenger welcomed Sarah Mains, who was recently appointed to the Planning Commission.

APPROVAL OF MINUTES: Chairman Wenger noted the following Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Steve Brubaker made a motion, seconded by Kathleen O'Connell, to approve the Planning Commission Meeting Minutes from Monday, August 23, 2021. No questions or comments were offered. Motion carried unanimously. (4/0)

Chairman Wenger noted that tonight's agenda will be adjusted slightly to accommodate tonight's visitors.

GENERAL DISCUSSION ITEM: THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) – SKETCH PLAN – REQUEST TO USE SLANT CURBING: Mr. Lied highlighted the letter received from Pioneer Management dated August 13, 2021. Mr. Lied indicated that he sent an email to the Township Roadmaster and Township Transportation Engineer soliciting feedback on the applicant's request, and noted that email responses generally indicated that slant curb was not the preferred curb. Mr. Lied noted that the Heatherwoods Development was one location where the Planning Commission could limit portions of slant curb in the last phase prior to the most recent Phases 3, 4 and 5. Mr. Boulton, Mr. Williams and Mr. Garman discussed the benefits of using slant curbing, especially in a dense community, the use of slant curbing allowing for more flexibility for the placement of driveways as the project is being developed. Mr. Boulton, Mr. Williams and Mr. Garman expressed that the use of slant curbing allows for a consistent elevation at the right-of-way and/or sidewalk line, so that dips in the sidewalk are not needed at each driveway. Mr. Williams provided a handout of certain older developments within the Township and elsewhere in the County that have sections with slant curb. The Planning Commission discussed the request implications relative to overlays, flexibility of driveway positions, plowing, durability, coordination with inlet types, etc. Lengthy discussions continued.

MOTION: Steve Brubaker made a motion, seconded by Kathleen O'Connell, to recommend approval for the use of slant curbing at The Crossings at Cocalico (Village Overlay). No further questions or comments were offered. Motion carried. Mr. Brubaker nay. (4/0)

**EAST COCALICO TOWNSHIP
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SUBDIVISION AND LAND DEVELOPMENT PLANS: Mr. Lied highlighted the following plans.

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (10-11-2021): There were no project representatives present tonight for this plan. Mr. Lied highlighted the plan status noting that no further action is required since the Planning Commission previously recommended conditional approval. Mr. Lied stated that Becker has reached out to the applicant's consultant to attempt to coordinate further direct discussions between the applicant and Mike Hession, Township Manager, to obtain a better understanding of the future update plan submission. To date, no formal or updated submission has been received. No comments or questions were received.

VILLAGE AT EAST COCALICO – FINAL PLAN (11-20-2021): There were no project representatives present tonight for this plan. Mr. Lied briefly highlighted the current status of the plan and recent project related activities. Mr. Lied stated that an update version of the plan has been submitted to the Township and that the resubmission is being reviewed for discussion at the future Planning Commission meeting. Comments or questions were raised by the Planning Commission which were answered.

MOTION: Sarah Mains made a motion, seconded by Kathleen O'Connell, to table the Village at East Cocalico Final Plan. No further questions or comments were offered. Motion carried unanimously. (4/0)

25 SOUTH REAMSTOWN ROAD – LOT ANNEXATION PLAN (12-26-2021): There were no project representatives present tonight for this plan. Mr. Lied highlighted the status of the plan. Mr. Lied noted that he issued a plan review letter earlier in the day. Mr. Lied stated that he also spoke with the applicant's consultant, who intends to coordinate attendance a future Planning Commission meeting to discuss both Annexation Plans their firm currently has in process with the Township. Lengthy discussions continued regarding the subject properties and annexation parcel. The waiver/modification requests included as part of the submission were highlighted to the Planning Commission. Comments or questions were raised by the Planning Commission which were answered.

MOTION: Kathleen O'Connell made a motion, seconded by Steve Brubaker, to table the 25 South Reamstown Road. No further questions or comments were offered. Motion carried unanimously. (4/0)

BREIFING ITEMS: Mr. Lied briefly highlighted the status of each of the plans. Discussions continued, comments and questions were received which were answered.

36 MUDDY CREEK CHURCH ROAD – FINAL LAND DEVELOPMENT PLAN (12-26-2021): There were no project representatives present tonight for this plan.

1215 READING ROAD – LOT ANNEXATION PLAN (12-26-2021): There were no project representatives present tonight for this plan.

**EAST COCALICO TOWNSHIP
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GENERAL DISCUSSION ITEMS: Mr. Lied updated the Planning Commission regarding various projects, recent pre-application meeting request, and the status of active construction projects. Discussions were held, comments and questions were asked, which were answered.

LORD & LADIES EAST COCALICO – SKETCH PLAN – PennDOT TIA/TIS SCOPING APPLICATION: There were no project representatives present tonight for this plan. Discussions were held, comments and questions were raised by the Planning Commission which were answered.

WRIGHT PARTNERS, LLC PETITION TO AMEND THE EAST COCALICO TOWNSHIP ZONING ORDINANCE AND ZONING MAP – STATUS UPDATE: There were no project representatives present tonight for this plan. Mr. Lied highlighted. Lengthy discussions were held, comments and questions raised by the Planning Commission which were answered.

UPDATE REGARDING PRE-APPLICATION MEETING DISCUSSIONS: Mr. Lied highlighted some requests received.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied highlighted current on-going construction projects.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Kathleen O’Connell made a motion, seconded by Sarah Mains, to adjourn the meeting at 9:37 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township
Recording Secretary