

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**November 22, 2021**

### **APPROVAL OF MINUTES**

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

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
25 S. Reamstown Road	Lot Annexation Plan	12-26-2021
36 Muddy Creek Church Road	Final Land Development Plan	12-26-2021
1215 Reading Road	Lot Annexation Plan	12-26-2021
Mt. Zion Baptist Church	Final Land Development Plan	2-8-2022
Village at East Cocalico	Final Plan	2-18-2022

### **BRIEFING ITEMS**

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Edwards / Mohler	Lot Annexation Plan	2-20-2022
Matthew Grant (157 Line Rd)	Lot Annexation Plan	2-20-2022

### **GENERAL DISCUSSION ITEMS**

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, NOVEMBER 22, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, November 22, 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, Secretary Ralph Buckles, Steve Graybill, Steve Brubaker, Kathleen O'Connell, and Sarah Mains via tele-conference

Township Staff: Mike Hession and Sharyn Young

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

Visitors: Eddy McAlanis, Todd Vaughn, Glenn Hurst, Don Miller, Lorenzo Bonura, Steve Gergely, Ron Hershey, Ben Horst, Hugh Simpson, Alan R. Fry, and Monica Fry

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

Chairman Wenger welcomed Sharyn Young, Director of Community Development, to the Township.

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

**MOTION:** Steve Graybill made a motion, seconded by Steve Brubaker, to approve the Planning Commission Meeting Minutes from Monday, September 27, 2021. No questions or comments were offered. Motion carried unanimously. (6/0)

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

**SUBDIVISION AND LAND DEVELOPMENT PLANS:** Mr. Lied highlighted that the agenda will be moved around slightly by moving up 1215 N. Reading Rd one spot. Mr. Lied highlighted the following plans.

**25 SOUTH REAMSTOWN ROAD – LOT ANNEXATION PLAN (12-26-2021):** Ron Hershey and Glenn Hurst were present for this plan tonight. Mr. Lied gave an overview of the plan. Mr. Lied recommended the waivers to be placed into one motion.

**MOTION:** Secretary Buckles made a motion, seconded by Steve Graybill, to **(1)** recommend approval of a waiver/modification of §194-13.B.(3)(a) of the East Cocalico Township Subdivision and Land Development Ordinance related to depicting existing features within 200' of the subject properties and deem the plan information currently provided adequate, **(2)** to recommend approval of a waiver/modification of §194-13.B.(4) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for a Pennsylvania Natural Diversity Inventory (PNDI) Search, conditioned on General Plan Note 8 remaining on the plan, **(3)** to recommend approval of a waiver/modification of §194-23.B.(3)(a) and §194-40.B. of the East Cocalico Township Subdivision and Land Development Ordinance related to confirming the presence or absence of wetland areas on the subject properties, conditioned on General Plan Note 8 remaining on the plan. No further questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Steve Graybill made a motion, seconded by Secretary Buckles, to authorize the Planning Commission Chairman to sign Section D of the DEP Request for Planning Waiver & Non-Building Declaration, as submitted by the applicant's consultant. No further questions or comments were offered. Motion carried unanimously. (6/0)

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**SUBDIVISION AND LAND DEVELOPMENT PLANS:      25 S. REAMSTOWN RD.      (CONTINUED)**

In referencing the Becker review letter dated November 9, 2021, Mr. Lied gave a general background on the annexation plan for further discussion, including that the owner of lot 2 shall be aware that the long-term maintenance and replacement of curb and sidewalk along the public right-of-way is the responsibility of the property owner. Based on the specifics of the project and discussions with the Township Staff, the Planning Commission did not see benefits to requesting additional right-of-way or frontage improvements at this time or formal waiver/modifications, but noted that the Township should pursue an easement for the existing pipe and stormwater conveyance system behind the current right-of-way line and across private property. Ms. Young noted that the conveyance system and associated outfall are part of the Township's MS4, and the fact that the outfall is not in the Township's right-of-way, makes it important to address since the Township MS4 Coordinator will have to do inspections on this. Lengthy discussions continued and the following motion was made.

**MOTION:** Steve Brubaker made a motion, seconded by Kathleen O'Connell, to recommend conditional approval of the Lot Annexation Plan for 25 South Reamstown Road, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated November 9, 2021, to the satisfaction of the Township. No further questions or comments were offered. Motion carried unanimously. (6/0)

**1215 NORTH READING ROAD – LOT ANNEXATION PLAN (12-26-2021):** Ron Hershey and Lorenzo Bonura were present for this plan tonight. Mr. Lied gave an overview of the plan. Discussions held. Comments and questions asked which were answered.

**MOTION:** Secretary Buckles made a motion, seconded by Steve Graybill, to **(1)** recommend approval of a waiver/modification of §194-13.B.(3)(a) of the East Cocalico Township Subdivision and Land Development Ordinance related to depicting existing features within 200' of the subject properties and deem the plan information currently provided adequate, **(2)** to recommend approval of waiver/modification of §194-13.B.(4) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for a Pennsylvania Natural Diversity Inventory (PNDI) Search, conditioned on General Plan Note 8 remaining on the plan, and **(3)** to recommend approval of a waiver/modification of §194-23.B.(3)(a) and §194-40.B. of the East Cocalico Township Subdivision and Land Development Ordinance related to confirming the presence or absence of wetland areas on the subject properties, conditioned on General Plan Note 8 remaining on the plan. No further questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Buckles made a motion, seconded by Steve Graybill, to authorize the Planning Commission Chairman to sign Section D of the DEP Request for Planning Waiver & Non-Building Declaration, as submitted by the applicant's consultant and signed by the Township SEO. No further questions or comments were offered. Motion carried unanimously. (6/0)

Discussions were held on the transportation aspects and driveway access. Mr. Hession indicated that the spoke with the Township Transportation Engineer, and therefore the Township is requiring that adequate notation regarding access management is added to the plan. It was generally acknowledged that future development of 1215 N. Reading Road will be connected to public sanitary sewer. Discussions continued.

**MOTION:** Steve Brubaker made a motion, seconded by Steve Graybill, to recommend conditional approval of the Lot Annexation Plan for 1215 North Reading Road, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated October 25, 2021, with the status of those comments updated via email on October 27, 2021, to the satisfaction of the Township. No further questions or comments were offered. Motion carried unanimously. (6/0)

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**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

***(CONTINUED)***

**36 MUDDY CREEK CHURCH ROAD FINAL LAND DEVELOPMENT PLAN (12-26-2021):** Steve Gergely was present tonight for this plan. Mr. Lied highlighted the plan. Comments and questions were asked which were answered.

**MOTION:** Secretary Buckles made a motion, seconded by Kathleen O'Connell, to **(1)** recommend approval of waiver/modification of §194-9 of the East Cocalico Township Subdivision and Land Development Ordinance related to preliminary plan processing to authorize the plan to be submitted and reviewed as a combined plan meeting the requirements of both Preliminary and Final Plan, and **(2)** to recommend approval of a waiver/modification request related to §194-14.C.4. of the East Cocalico Township Subdivision and Land Development Ordinance and §185-14.B.(4) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to depicting all existing physical features within 200' of the subject properties to authorize the applicant to provide LIDAR topography and GIS information surrounding the general project area as currently depicted on the current plans, conditioned upon any additional detailed survey information being provided if deemed necessary to address any remaining plan review comments to the satisfaction of the Township Engineer. No further questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Steve Graybill made a motion, seconded by Kathleen O'Connell, to **(1)** recommend a deferral of the requirements of §194-25.C.(1) and §194-25.J.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to dedication of additional street right-of-way and street widening improvements along the frontage of the subject property, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to design, permit and install the improvements and grant right-of-way at such time as required by the Township Board of Supervisors, **(2)** to recommend a deferral of the requirements of §194-32.A. of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for sidewalk along the frontage of the subject property, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to design, permit and install the improvements at such time as required by the Township Board of Supervisors, and **(3)** to recommend a deferral of the requirements of §194-33.A.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for curbing along the frontage of the subject property, conditioned on associated notation acceptable to the Township being placed on the Final Plan documenting the deferral and the property owner's sole responsibility to design, permit and install the improvements at such time as required by the Township Board of Supervisors. No further questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Buckles made a motion, seconded by Steve Brubaker, to **(1)** recommend a waiver/modification of §194-25.L.(5) of the East Cocalico Township Subdivision and Land Development Ordinance related to clear sight triangle at the access drive to authorize a reduction in the size of the clear sight triangle to 50', **(2)** to recommend a waiver/modification of §194-28.H. of the East Cocalico Township Subdivision and Land Development Ordinance related to required width of the access drive to authorize the use of a 20' wide access drive as approved by PennDOT through the issuance of a Minimum Use Driveway Permit, and **(3)** to recommend a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to the required depth of vertical curb, to authorize the use of 18" concrete vertical curb consistent with PennDOT requirements. No further questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Buckles made a motion, seconded by Kathleen O'Connell, to recommend a waiver/modification of §185-27.A.(1)(a)[4] East Cocalico Township Stormwater Management Ordinance related to the required minimum diameter pipe size to authorize the use of 6" and 8" diameter pipes within underground Infiltration Bed 1. No further questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Kathleen O'Connell made a motion, seconded by Steve Brubaker, to recommend conditional approval of the Preliminary/Final Land Development Plan for 36 Muddy Creek Church Road conditioned upon the applicant/applicant's consultant satisfying all comments within the Becker Engineering, LLC review letter dated November 22, 2021, to the satisfaction of the Township, Township Zoning Officer, and Township Engineer. No further questions or comments were offered. Motion carried unanimously. (6/0)

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**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

***(CONTINUED)***

**MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (02-08-2022):** 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. Township Manager discussed correspondence he had with the church, noting that they are planning on moving ahead. To date, no formal or updated submission has been received. No comments or questions were received.

**VILLAGE AT EAST COCALICO – FINAL PLAN (02-18-2022):** Hugh Simpson was present tonight for this plan. Mr. Lied briefly highlighted the current status of the plan and recent project related activities. Mr. Simpson updated the Planning Commission, noting that they are in the scoping phase with PennDOT. Lengthy discussions continued on the lighting within the area. Comments or questions were raised by the Planning Commission which were answered.

**MOTION:** Secretary Buckles made a motion, seconded by Steve Brubaker, to **(1)** recommend approval of a waiver/modification of §7.23 of the East Cocalico Township Subdivision and Land Development Ordinance related to the required depth of vertical curb, to authorize the use of 18" concrete vertical curb consistent with PennDOT requirements, and **(2)** to recommend approval of a modification amending the prior waiver/modification of §5.991 and related §4.2604 of the East Cocalico Township Subdivision and Land Development Ordinance (as approved on September 5, 2012) to increase the applicant's prior \$20,000 financial contribution for future roadway improvements to \$53,000 (an increase of \$1,500 x 22 units) to reflect impacts associated with recent plan changes, and relieve the applicant from the requirement to prepare an updated Traffic Impact Study, conditioned upon the financial contribution being paid to the Township prior to the signing and release of the Final Plans for recording, and the fee being used for any future roadway improvements deemed appropriate by the Township. No further questions or comments were offered. Motion carried unanimously. (6/0)

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

**EDWARDS / MOHLER – LOT ANNEXATION PLAN (02-20-2022):** There were no project representatives present tonight for this plan. Mr. Lied highlighted.

**MATTHEW GRANT (157 LINE ROAD) (02-20-2022):** There were no project representatives present tonight for this plan. Mr. Lied highlighted.

**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.

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

Mr. Hession announced that the Lancaster County Planning Commission is looking for a volunteer from the Planning Commission to serve, and if anyone is interested in serving to please let him know.

**ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Chairman Wenger made a motion, seconded by Secretary Buckles, to adjourn the meeting at 9:50 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township  
Recording Secretary