

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING
MONDAY, DECEMBER 20, 2021 7:30 PM**

A. Call to Order

B. Review of Planning Commission Meeting Minutes of November 22, 2021

C. New Business

1. Edwards/Mohler Lot Annexation Plan – The plan proposes transfer of a 1,981 SF tract from the 26,399 SF Edwards property at 1 North Reamstown Road to the 2,178 SF Mohler property at 6 East Church Street.
2. Grant Lot Annexation Plan – The plan proposes transfer of a 0.25-acre tract from the 0.58-acre Wendt/Kadluboski property at 135 North Line Road to the 0.84-acre Grant property at 145/155/157 North Line Road.
3. Village at East Cocalico Final Land Development Plan – The plan proposes development of the approximately 27-acre tract of land located on the north side of Route 222 and east of South Muddy Creek Road for 118 townhouses and 5 single family detached houses, along with a clubhouse, parking lots, stormwater management, and other associated facilities.

D. Briefing Items

E. Discussion Items

F. Adjournment

NOTE: The next meeting of the Planning Commission is scheduled for Monday, January 24, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, DECEMBER 20, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, December 20, 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, Bob Zimmerman, Steve Graybill, Steve Brubaker, Kathleen O'Connell, and Sarah Mains

Township Staff: Mike Hession and Sharyn Young

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

Visitors: John Fuhrer, Matt Grant, James Mohler, Todd Vaughn, Hugh Simpson, Alan R. Fry, and Lorenzo Bonura

Meeting was called to order. Duly advertised in the Lancaster Newspapers on December 23, 2020.

APPROVAL OF MINUTES: The November 22, 2021 Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Secretary Buckles made a motion, seconded by Sarah Mains, to approve the Planning Commission Meeting Minutes from Monday, November 22, 2021. No questions or comments were offered. Motion carried unanimously. (7/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: Mr. Lied highlighted the following plans.

EDWARDS / MOHLER – LOT ANNEXATION PLAN (02-20-2022): James Mohler was present tonight for this plan. Mr. Lied highlighted. Becker issued a review letter dated December 17, 2021. Discussed consideration on the additional road right-of-way and/or the frontage improvements. Comments and questions were asked which were answered. Discussions continued.

MOTION: Bob Zimmerman made a motion, seconded by Kathleen O'Connell, 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, and **(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. No further questions or comments were offered. Motion carried unanimously. (7/0)

MOTION: Steve Graybill made a motion, seconded by Bob Zimmerman, to recommend conditional approval of the Lot Annexation Plan for Edwards/Mohler, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated December 17, 2021, to the satisfaction of the Township and Township Engineer. No further questions or comments were offered. Motion carried unanimously. (7/0)

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SUBDIVISION AND LAND DEVELOPMENT PLANS:

(CONTINUED)

MATTHEW GRANT – LOT ANNEXATION PLAN (02-20-2022): John Fuehrer and Matthew Grant were present tonight for this plan. Mr. Lied highlighted. Becker issued a review letter dated December 17, 2021. Discussed the applicant's consultant submitted a waiver/modification request related to frontage improvements for additional road right-of-way and/or frontage improvements. Lengthy discussions continued. The Planning Commission agreed to have further future discussions before conditionally approving the plan. The following motion was made.

MOTION: Sarah Mains 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, and **(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. No further questions or comments were offered. Motion carried unanimously. (7/0)

MOTION: Steve Brubaker made a motion, seconded by Sarah Mains, to table the Matthew Grant Lot Annexation Plan. No further questions or comments were offered. Motion carried unanimously. (7/0)

VILLAGE AT EAST COCALICO – FINAL SUBDIVISION & LAND DEVELOPMENT PLAN (02-18-2022): Hugh Simpson and Todd Vaughn were 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 and cluster mailboxes. Comments or questions were raised by the Planning Commission which were answered.

MOTION: Bob Zimmerman made a motion, seconded by Kathleen O'Connell, to recommend conditional approval of the Final Subdivision & Land Development Plan for Village at East Cocalico, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated December 20, 2021, and the comments in the Rettew Memorandum letter updated on October 3, 2021, to the satisfaction of the Township, Township Engineer, Township Transportation Consultant, and Township Solicitor. No further questions or comments were offered. Motion carried unanimously. (7/0)

BREIFING ITEMS: Briefly highlighted was the status of the Black Horse, The Crossings at East Cocalico, Lord & Ladies, and Muddy Creek Church. Discussions were held on the status of other plans. Lengthy discussions continued. Comments and questions were received which were answered.

OLD BUSINESS: Mr. Lied highlighted current on-going construction projects.

OTHER BUSINESS: Mr. Lied highlighted some requests received.

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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 9:19 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary