

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
MONDAY, JANUARY 24, 2022 7:30 PM**

- 1) Call to Order
- 2) Reorganization/Welcoming of New Members
- 3) Review of Planning Commission Meeting Minutes of December 20, 2021
- 4) Subdivision & Land Development Plans (Proposed for Action)
 - A. Grant Lot Annexation Plan (135/155 Line Rd) – Applicant requests recommendation of conditional plan approval

ACTION DEADLINE: February 20, 2022
- 5) General Discussion/Briefing Items (Non-Action)
 - A. Lords & Ladies – 2651 N Reading Rd
 - B. Catalyst – 425 South Muddy Creek Rd
 - C. Cocalico Commons – Colonel Howard Blvd
- 6) Adjourn

NOTE: The next regular meeting of the Planning Commission is scheduled for Monday, February 28, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, JANUARY 24, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 24, 2022, 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, Vice Chairman Steve Brubaker,
Secretary Sarah Mains, and Donald Miller

Township Staff: Township Manager Michael Hession and Director of Community
Development Sharyn Young

Land Planning Eng.: Brent Lied, P.E.

Visitors: John Fuehrer, P.E., Alan R. Fry, and Matt Grant

Meeting was called to order. This meeting was duly advertised in the Lancaster Newspapers on December 1, 2021.

CALL TO ORDER

REORGANIZATION / WELCOMING OF NEW MEMBERS: Chairman Wenger turned the meeting over to Ms. Young for the purpose of conducting the annual reorganization.

Nominations for Chairman were opened and Steve Brubaker nominated Paul Wenger as Chairman. Hearing no further nominations, the nominations were closed, and the following motion was made.

MOTION: Steve Brubaker made a motion, seconded by Sarah Mains, to nominate Paul Wenger as Chairman of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Paul Wenger was elected Chairman unanimously (4/0)

Ms. Young turned the meeting over to Chairman Wenger.

The nominations for Vice Chairman were opened and Paul Wenger nominated Steve Brubaker as Vice Chairman. Hearing no further nominations, the nominations were closed, and the following motion was made.

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REORGANIZATION / WELCOMING OF NEW MEMBERS: *(CONTINUED)*

MOTION: Chairman Wenger made a motion, seconded by Sarah Mains, to nominate Steve Brubaker as Vice Chairman of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Steve Brubaker was elected Vice Chairman unanimously (4/0)

The nominations for Secretary were opened, and Vice Chairman Brubaker nominated Sarah Mains as Secretary. Hearing no further nominations, the nominations were closed, and the following motion was made.

MOTION: Vice Chairman Brubaker made a motion, seconded by Donald Miller, to nominate Sarah Mains as Secretary of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Sarah Mains was elected Secretary unanimously (4/0)

WELCOMING NEW MEMBER: Chairman Wenger and the entire Commission welcomed Donald Miller to the Planning Commission. Mr. Miller was appointed by the Board of Supervisors at their January 3, 2022 meeting.

APPROVAL OF MINUTES: The December 20, 2021 Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Sarah Mains made a motion, seconded by Vice Chairman Brubaker, to approve the Planning Commission Meeting Minutes from Monday, December 20, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

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

MATTHEW GRANT LOT ANNEXATION PLAN (135/155 LINE ROAD) – CONDITIONAL PLAN APPROVAL: John Fuehrer, of Fuehrer Associates, and Matt Grant, applicant, were present for this plan. Mr. Lied highlighted the current status of the plan to the Planning Commission and explained the recent actions since the last Planning Commission meeting. Mr. Lied noted that there was a coordination meeting held at the Township attended by the applicant, applicant's consultant, John Schick, Township Transportation Consultant, Becker and Township representatives. Mr. Lied explained that as a result of the meeting the applicant/applicant's consultant will advance discussions with PennDOT and pursue PennDOT Highway Occupancy Permits for the access points. Further discussions were held. Mr. Fuehrer indicated that they updated the plan to evaluate the driveway sight distances based on the posted speed limit, rather than the lower advisory curve warning speed. The location of the abandoned ECTA water line (along the subject properties) and newer replacement water line (on the opposite side of Line Road) were discussed.

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Mr. Lied indicated that a written request was forwarded to the ECTA by the applicant's consultant to

SUBDIVISION AND LAND DEVELOPMENT PLANS:

(CONTINUED)

request the ECTA consider vacating or extinguish the prior easement associated with the abandoned line located on the subject properties. Mr. Lied noted that he had reviewed the update plan submission and summarized the status of the prior comments in an email issued earlier in the day, which the Planning Commission was provided. The plan was displayed on the screen during the discussions. Comments and questions asked, which were answered. The following motion was made.

MOTION: Chairman Wenger made a motion, seconded by Donald Miller, to recommend conditional approval of the Lot Annexation Plan for Matthew Grant for Instrument No's 6322704 and 5082254, based on the applicant/applicant's consultant addressing the comments in the Becker Engineering, LLC review letter dated December 17, 2021 as updated via Becker email dated January 24, 2022, to the satisfaction of the Township, Township Zoning Officer, Township Transportation Consultant, and Township Engineer. No further questions or comments were offered. Motion carried unanimously. (4/0)

GENERAL DISCUSSIONS / BRIEFING ITEMS: Mr. Lied highlighted.

LORDS & LADIES – 2651 NORTH READING ROAD: Mr. Lied discussed and Ms. Young highlighted that the Zoning Hearing Board recently issued a decision which denied the applicant's request for a variance related to the 210' wellhead protection zone. The applicant has requested a return of remaining escrow related to the Sketch Plan indicating their apparent intent to abandon the project. Discussions continued.

CATALYST – 425 SOUTH MUDDY CREEK ROAD: Mr. Lied highlighted the general background of the prior Land Development Plan approved for Kasun in 2009, and the current applicant's intent to resurrect the prior Land Development Plan, and pursue any necessary updated approvals to construct the 117,000 SF warehouse facility. Mr. Lied noted that a PennDOT Traffic Impact Scoping (TIS) meeting was held earlier in the day, as the current applicant's first step to pursue the issuance of a PennDOT Highway Occupancy Permit required to gain access to South Muddy Creek Road. Discussions continued including an overview of the PennDOT TIS discussions. It was noted that further coordination will be required with the applicant's team to clarify the process to gain the necessary approvals, as a result of the 12-year delay since the prior plan was approved. Comments and questions were asked, which were answered.

COCALICO COMMONS – COLONEL HOWARD BLVD.: Ms. Young and Mr. Hession provided some brief background on recent activities regarding Cocalico Commons. Mr. Lied re-iterated that he and Becker Engineer previously recused themselves from involvement with the review and coordination of this project. Discussions continued. Comments and questions were received which were answered.

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BREIFING ITEMS:

Mr. Lied briefly highlighted the status of some other projects including the Sketch Plan for The Crossings at Cocalico and future discussions and determinations regarding the nature of the required frontage improvements along Route 897.,. Discussions continued. Comments and questions were received which were answered.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Chairman Wenger made a motion, seconded by Secretary Mains, to adjourn the meeting at 9:15 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary