

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING AGENDA  
MONDAY, FEBRUARY 28, 2022 7:30 PM**

- 1) Call to Order**
- 2) Review of Planning Commission Meeting Minutes of January 24, 2022**
- 3) General Discussion/Briefing Items (Non-Action)**
  - A. Crossings at Cocalico Creek Village Overlay Plan – Discussion of frontage improvements**
  - B. Maneta’s Park Pre-application meeting**
  - C. Catalyst Revised Final Land Development Plan/425 South Muddy Creek Rd – Process as revised final plan**
  - D. Black Horse Warehouse Land Development Plan – Proposed Hill Road realignment**
  - E. Cocalico Regional Plan Input Survey**
  - F. Warwick-to-Ephrata Trail (WERT) Connection Feasibility Study Committee – Member needed from Planning Commission**
  - G. March 9 Zoning Hearing Board agenda**
  - H. Other Business**
- 4) Adjourn**

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

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, FEBRUARY 28, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, February 28, 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, Steve Graybill, and Donald Miller

Township Staff: Township Manager Mike Hession (arrived at 8:30pm), and Director of  
Community Development Sharyn Young

Land Planning Eng.: Brent Lied of Becker Engineering

Transportation Eng.: John Schick of Rettew

Visitors: Josh Boulton, Keegan Gosik, Cory Gosik, Mark Henise, Alan R. Fry, Glenn  
Hurst, Ben Hurst, Allan Day, Matt Kadwill, and Porter Stevens

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

**1) CALL TO ORDER**

**2) APPROVAL OF MINUTES:** The January 24, 2022 Planning Commission meeting minutes were before the Commission tonight for approval.

**MOTION:** Vice Chairman Brubaker made a motion, seconded by Don Miller, to approve the Planning Commission Meeting Minutes from Monday, January 24, 2022. No questions or comments were offered. Motion carried unanimously. (5/0)

**3) GENERAL DISCUSSION/BRIEFING ITEMS (NON-AGENDA):**

**A) CROSSINGS AT COCALICO CREEK VILLAGE OVERLAY PLAN – DISCUSSION OF FRONTAGE IMPROVEMENTS:** Josh Boulton of Pioneer Management, Matt Kadwill, and Mark Henise were present for this plan. Mr. Lied highlighted; the plan was displayed on the screen. The main topic for discussion tonight was the frontage improvements. Mr. Boulton discussed highlighted the plan for Concept Plan A and B. Lengthy discussions were held, discussing the need for sidewalks and/or walkways for safety.

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***(CONTINUED)***

The concept plan options represent possible proposals to improve the subject tract's frontage. Comments and questions were asked which were answered. The Planning Commission told the applicant that they would recommend sidewalk and curbing as shown on Concept B.

- B) MANETA'S PARK PRE-APPLICATION MEETING:** Ms. Young and Mr. Lied highlighted. Concept plans were distributed. Mr. Gosik discussed a general summary of the potential development of a warehouse/distribution center. Discussions were held on the Hill Road realignment. Lengthy discussions continued. Comments and questions were asked which were answered.
- C) CATALYST REVISED FINAL LAND DEVELOPMENT PLAN/425 SOUTH MUDDY CREEK RD – PROCESS AS REVISED FINAL PLAN:** Ms. Young and Mr. Lied explained that since the final plan was approved and recorded in 2009 and the current plan has only minor changes, it's going to be handled as a revised final plan, which is a simplified process. Plans were distributed.
- D) BLACK HORSE WAREHOUSE LAND DEVELOPMENT PLAN – PROPOSED HILL ROAD REALIGNMENT:** Ms. Young, Mr. Lied, and Mr. Schick highlighted. Plans were distributed. Lengthy discussions continued.
- E) COCALICO REGIONAL PLAN INPUT SURVEY:** Mr. Porter Stevens highlighted.
- F) WARWICK-TO-EPHRATA TRAIL (WERT) CONNECTION FEASIBILITY STUDY COMMITTEE – MEMBER NEEDED FROM PLANNING COMMISSION:** Mr. Hession highlighted; and Sarah Mains volunteered to represent the Planning Commission.
- G) MARCH 9 ZONING HEARING BOARD AGENDA:** Ms. Young highlighted.
- H) OTHER BUSINESS:** Discussions held. Questions brought up about the roundabout, and it was suggested to attend a Board of Supervisors Meeting. Discussions continued. Comments and questions were received which were answered. Mr. Graybill briefly highlighted a property in Stevens that a developer is interested in.

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**4) ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Mains made a motion, seconded by Don Miller, to adjourn the meeting at 9:20 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township, Recording Secretary