

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

- 1) Call to Order**
- 2) Review of Planning Commission Meeting Minutes of February 24, 2022**
- 3) General Discussion/Briefing Items (Non-Action)**
 - A. Second Street Thrift Shop Sketch Plan**
 - B. Wabash Landing Phase 3 Final Land Development Plan**
 - C. Black Horse Warehouse Preliminary/Final Land Development Plan**
 - D. March 24 Cocalico Region Comprehensive Plan Workshop Report**
 - E. April 13 Zoning Hearing Board Agenda**
 - F. Other Business**
- 4) Adjourn**

NOTE: The next regular meeting of the Planning Commission is scheduled for Monday, April 25, 2022, at 7:30 PM.

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

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, March 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: Director of Community Development Sharyn Young

Land Planning Eng.: Brent Lied of Becker Engineering

Transportation Eng.: None

Visitors: None

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 February 28, 2022 Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Donald Miller made a motion, seconded by Steve Graybill, to approve the Planning Commission Meeting Minutes from Monday, February 28, 2022. No questions or comments were offered. Motion carried unanimously. (5/0)

3) GENERAL DISCUSSION/BRIEFING ITEMS (NON-ACTION):

- A) SECOND STREET THRIFT SHOP SKETCH PLAN:** Mr. Lied highlighted, giving a history of the plan, discussed the pre-application meeting, the connections of the roadway, and the connection to Horst Signs, which the plan doesn't include. Comments and questions were asked and were answered. Lengthy discussions continued.

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3) GENERAL DISCUSSION/BRIEFING ITEMS (NON-ACTION) *(CONTINUED)*

- B) WABASH LANDING PHASE 3 FINAL LAND DEVELOPMENT PLAN:** Mr. Lied highlighted, discussed the plan, noting that it's proposed for 69 lots. Comments and questions were asked and were answered. Lengthy discussions continued.

- C) BLACK HORSE WAREHOUSE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN:** Mr. Lied highlighted the plan, plans were recently submitted, noting that they are still working on the Hill Road alignment. The plans were reviewed, grading was discussed. Lengthy discussions continued.

- D) MARCH 24 COCALICO REGION COMPREHENSIVE PLAN WORKSHOP REPORT:** Ms. Young briefly discussed the workshop meeting held last Thursday that Mr. Hession attended. Ms. Young to forward the LCPC letter received at the Township to the Planning Commission.

- E) APRIL 13 ZONING HEARING BOARD AGENDA:** Ms. Young highlighted the upcoming April 13th Zoning Hearing Board Meeting, noting the applicant (900 Smokestown Road) requests a variance seeking to permit an accessory building increasing the height of the building. Discussions continued. Comments and questions asked, which were answered.

- F) OTHER BUSINESS:** Nothing to report.

It was noted that the next regular Planning Commission meeting is scheduled for Monday, April 25, 2022 at 7:30 p.m.

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4) ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Donald Miller made a motion, seconded by Steve Graybill, to adjourn the meeting at 8:55 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary