

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
MONDAY, APRIL 25, 2022 7:30 PM**

- 1) Call to Order
- 2) Review of Planning Commission Meeting Minutes of March 28, 2022
- 3) General Discussion
 - A. Harvey Turner – Proposed rezoning of Pfautz Hill Road Mobile Home Park to Mobile Home Park (MHP) for expansion
 - B. Route 272 and Church Street roundabout draft design plan
 - C. May 11 Zoning Hearing Board agenda
- 4) Briefing Items – Subdivision and Land Development Projects (Non-Action)
 - A. Catalyst Revised Final Land Development Plan/425 South Muddy Creek Rd
(conditionally approved by BOS 4/21/2022)
 - B. Second Street Thrift Shop Sketch Plan – review on hold
 - C. Black Horse Warehouse Preliminary/Final Land Development Plan and proposed Hill Road realignment *(deadline for BOS action 6/26/2022)*
 - D. Wabash Landing Phase 3 Final Land Development Plan – *(deadline for BOS action 6/26/2022)*
- 5) Other Business
- 6) Adjournment

NOTE: The next regular meeting of the Planning Commission is scheduled for Monday, May 23, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, APRIL 25, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, April 25, 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:	Harvey Turner, Alan Fry, Glenn Horst, Allan Day, and Ben Hurst

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

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

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MONDAY, APRIL 25, 2022**

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

- A) HARVEY TURNER – PROPOSED REZONING OF PFAUTZ HILL ROAD MOBILE HOME PARK TO MOBILE HOME PARK (MHP) FOR EXPANSION:** Harvey Turner was present to explain the proposed project and schematic concept plan provided to the Township, which depicted the addition of approximately 45 lots. Ms. Young and Mr. Lied highlighted further aspects related to the existing site and proposed project. It was noted that the majority of the approximately 20-acre property is currently zoned Suburban Residential (R-1) and with a small portion in the General Commercial Zone (C-1). The project would require a zoning change to the Mobile Home Park Residential Zone (MHP) and Special Exception per Sections 220-18.C.(1) and 220-108. The Planning Commission stated that they would like to see an updated concept plan of the proposed project. Discussions were held on future detailed development aspects if the zoning change would be successful. Mr. Lied noted that per the current requirements of the Zoning Ordinance (ZO) and Subdivision and Land Development Ordinance (SALDO), the future plan would need to address all items, including but not limited to, internal private roads meeting public road standards, internal curbing and sidewalks, safe sight distance evaluation along Pfautz Hill Road, emergency access, frontage improvements along Pfautz Hill Road, relocation of existing dwelling units to accommodate roadways and satisfy applicable setbacks, park and open space requirements, Transportation Impact Fee (TIF), stormwater management requirements, evaluation of potential need for discharge easements, NPDES permitting, steep slope design considerations/detailed lot grading, setbacks relative to the existing overhead utility line, ECTA sewer and water connection standards, etc. After lengthy discussion regarding the proposed rezoning of the property to Mobile Home Park (MHP), the majority of the Planning Commission members present indicated they were in favor of the rezoning. Ms. Young indicated that she will e-mail Mr. Turner with further suggestions on presenting this proposed project to the Township Board of Supervisors.
- B) ROUTE 272 AND CHURCH STREET ROUNDABOUT DRAFT DESIGN PLAN:** Mr. Lied provided an update to the Planning Commission on the prior information that John Schick of Rettew presented to the Transportation Impact Fee Committee at their last meeting. Concept plans were displayed on the screen. Discussions continued. Comments and questions were asked which were answered.
- C) MAY 11 ZONING HEARING BOARD AGENDA:** Ms. Young highlighted the projects on the agenda. Lengthy discussions continued on short-term rentals.

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- 4) **BRIEFING ITEMS – SUBDIVISION AND LAND DEVELOPMENT PROJECTS (NON-ACTION):**
- A) **CATALYST REVISED FINAL LAND DEVELOPMENT PLAN/425 SOUTH MUDDY CREEK ROAD (CONDITIONALLY APPROVED BY SUPERVISORS 4/21/2022):** Mr. Lied highlighted the current status of the project and indicated that the Board of Supervisors granted conditional Final Plan approval at their last meeting. The applicant is currently pursuing the necessary PennDOT Highway Occupancy Permit, ECTA approval, and making plan updates to satisfy the conditions of approval. The NPDES permitting was previously obtained.
 - B) **SECOND STREET THRIFT SHOP SKETCH PLAN (REVIEW ON HOLD):** Ms. Young and Mr. Lied indicated that they have received no further information on the project, which is still on hold.
 - C) **BLACK HORSE WAREHOUSE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN AND PROPOSED HILL ROAD REALIGNMENT (DEADLINE FOR SUPERVISORS ACTION 06/26/2022):** Mr. Lied highlighted the plan that were recently submitted for review. Mr. Lied indicated he will proceed with his review and coordinate with the applicant's design team. Mr. Lied noted that the applicant's design team continues to work to address PennDOT comments relative to the Traffic Impact Study. Discussions continued. Comments and questions were asked which were answered.
 - D) **WABASH LANDING PHASE 3 FINAL LAND DEVELOPMENT PLAN (DEADLINE FOR SUPERVISORS ACTION 06/026/2022):** Mr. Lied highlighted the submission of the Phase 3 Final Plan, and indicated that the plans are currently under review for discussion at a future Planning Commission meeting. Plans were displayed on the screen. Discussions continued. Comments and questions were asked which were answered.
- 5) **OTHER BUSINESS / PUBLIC COMMENT:** Ms. Young announced that Bob Zimmerman has submitted his formal resignation to the Planning Commission. Chairman Wenger read Mr. Zimmerman's resignation aloud. The Board of Supervisors to announce this at the upcoming Board of Supervisors Meeting.

It was noted that the next regular Planning Commission meeting is scheduled for Monday, May 23, 2022 at 7:30 p.m.

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6) ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Donald Miller made a motion, seconded by Secretary Mains, to adjourn the meeting at 9:05 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary