

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING AGENDA  
MONDAY, MAY 23, 2022 7:30 PM**

- 1) Call to Order**
- 2) Review of Planning Commission Meeting Minutes of April 25, 2022**
- 3) Welcome New Planning Commission Member**
- 4) Subdivision and Land Development Plans (Proposed for Action)**
  - A. Wabash Landing Phase 3 Final Land Development Plan – Applicant requests recommendation of conditional approval (*deadline for BOS action 6/26/2022*)
- 5) Briefing Items – Subdivision and Land Development Projects (Non-Action)**
  - A. Walmer Subdivision Plan – (*submitted May 3, 2022*)
  - B. Woodcrest Retreat Sketch Plan/Waiver of Land Development and Stormwater Management Planning – (*submitted May 20, 2022*)
  - C. Black Horse Warehouse Preliminary/Final Land Development Plan and Proposed Hill Road Realignment (*deadline for BOS action 6/26/2022*)
  - D. Catalyst Revised Final Land Development Plan/425 South Muddy Creek Rd (*conditionally approved by BOS 4/21/2022*)
- 6) General Discussion**
  - A. Special Board of Supervisors Meeting Thursday, May 26, re: roundabout
  - B. May 11 Zoning Hearing Board agenda
- 7) Other Business**
- 8) Adjournment**

**NOTE:** The next regular meeting of the Planning Commission is scheduled for Monday, June 27, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, MAY 23, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, May 23, 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:**

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|----------------------|---|
| Planning Commission: | Chairman Paul Wenger, Vice Chairman Steve Brubaker,<br>Secretary Sarah Mains, Allan Day, and Don Miller |
| Township Staff:      | Director of Community Development Sharyn Young  |
| Land Planning Eng.:  | Brent Lied of Becker Engineering  |
| Visitors:            | Kevin Zimmerman and Josh Boulton  |

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:** Donald Miller made a motion, seconded by Secretary Mains, to approve the Planning Commission Meeting Minutes from Monday, April 25, 2022. No questions or comments were offered. Motion carried unanimously. (5/0)

**3) WELCOME NEW PLANNING COMMISSION MEMBERS**

Chairman Wenger stated the Board of Supervisors appointed Allan Day and Chuck Shupp to the Planning Commission. Chairman Wenger noted that Chuck Shupp could not make tonight's meeting. The Planning Commission welcomed Allan Day and Chuck Shupp to the Planning Commission.

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**4) SUBDIVISION AND LAND DEVELOPMENT PLANS (PROPOSED FOR ACTION):**

- A) WABASH LANDING PHASE 3 FINAL LAND DEVELOPMENT PLAN:** Kevin Zimmerman and Josh Boulton were present for the plan. Mr. Lied highlighted the plan giving some background on the plan. Discussions were held on the temporary emergency access. Mr. Boulton highlighted the plan and stormwater. Mr. Lied stated that a Becker Engineering review letter was issued earlier today. Comments and questions were asked which were answered. Discussions were held on the alley ways, and the certain percentage of the public park. Mr. Lied recommends the review of Phase 3 facilities and site layout to ensure all aspects of the proposed site and building layout depicted on the plans can be completed in accordance with current building code standards. Lengthy discussions continued. The following motion was made.

**MOTION:** Secretary Mains made a motion, seconded by Vice Chairman Steve Brubaker, to recommend conditional approval of the Final Phase 3 Subdivision Plan for Wabash Landing, based on the applicant and applicant's consultant resolving all items as outlined on the Becker Engineering Review Letter dated May 23, 2022. No questions or comments were offered. Motion carried unanimously. (5/0)

**5) BRIEFING ITEMS – SUBDIVISION AND LAND DEVELOPMENT PROJECTS (NON-ACTION):**

- A) WALMER SUBDIVISION PLAN:** Ms. Young highlighted the plan with respect to the horse riding stables. Discussions continued. Plan submittals are currently under review.
- B) WOODCREST RETREAT SKETCH PLAN/WAIVER OF LAND DEVELOPMENT AND STORMWATER MANAGEMENT PLANNING:** Mr. Lied highlighted the plan. Discussions continued. The plan was received at the Township recently, and is still under review. The Water and Sewer Authority will be reviewing the plan. The bath house was discussed in detail, and the following motion was made.

**MOTION:** Don Miller made a motion, seconded by Allan Day, to recommend approval of a waiver of Land Development for the proposed construction of the bath house as depicted on the Diehm Sketch Plan received by the Township, conditioned upon any further clarifications and recommended approval conditions being developed by the Township Staff and Becker, as a result of a more detailed review of the submission, prior to the BOS considering the matter. No questions or comments were offered. Motion carried unanimously. (5/0)

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- C) **BLACK HORSE WAREHOUSE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN AND PROPOSED HILL ROAD REALIGNMENT:** 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. Mr. Lied noted that a Memorandum of Understanding letter was issued. Mr. Young stated that the Township Solicitor will be drafting a commitment letter to the Zimmerman's. Discussions continued. Mr. Young to e-mail the recent Blackhorse review letter received. Comments and questions were asked which were answered.
- D) **CATALYST REVISED FINAL LAND DEVELOPMENT PLAN/425 SOUTH MUDDY CREEK ROAD:** Mr. Lied highlighted the current status of the project. 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. Ms. Young issued a letter to them.

6) **GENERAL DISCUSSION:**

- A) **SPECIAL BOARD OF SUPERVISORS MEETING ON THURSDAY, MAY 26 – ROUNABOUT:** This special meeting was highlighted, noting that it will be held at the Reamstown Fire Hall, at 7:00 p.m. in-person and via live Zoom.
- B) **MAY 11<sup>TH</sup> ZONING HEARING BOARD AGENDA:** Ms. Young highlighted.

7) **OTHER BUSINESS / PUBLIC COMMENT:** Nothing to report.

It was noted that the next regular Planning Commission meeting is scheduled for Monday, June 27, 2022 at 7:30 p.m.

8) **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 9:07 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township, Recording Secretary