

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING AGENDA  
MONDAY, JUNE 27, 2022 7:30 PM**

**1) Call to Order**

**2) Review of Planning Commission Meeting Minutes of May 23, 2022**

**3) Subdivision and Land Development Plans (Proposed for Action)**

A. Walmer Subdivision Plan – *(deadline for BOS action 8/21/ 2022)*

**4) Briefing Items – Subdivision and Land Development Projects (Non-Action)**

A. Wright Ebersole Presentation of Black Horse Warehouse Preliminary/Final Land Development Plan *(deadline for BOS action 8/25/2022)*

**5) General Discussion**

A. Catalyst Revised Final Land Development Plan/425 South Muddy Creek Rd  
*(conditionally approved by BOS 4/21/2022)*

B. July 13 Zoning Hearing Board agenda

C. Other Business

**6) Adjournment**

**NOTE:** The next regular meeting of the Planning Commission is scheduled for Monday, July 26, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, JUNE 27, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, June 27, 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:	Vice Chairman Steve Brubaker, Secretary Sarah Mains, Steve Graybill, Allan Day, Don Miller, and Chuck Shupp
Township Staff:	Director of Community Development Sharyn Young
Land Planning Eng.:	Brent Lied and Casey Kerschner of Becker Engineering
Visitors:	John Fuehrer of Fuehrer Associates, Sidney and Susie Walmer, Bill Rountree of Wright Partners, and Ron Secary of Wright Partners

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 May 23, 2022 Planning Commission meeting minutes were before the Commission tonight for approval.

**MOTION:** Secretary Mains made a motion, seconded by Donald Miller, to approve the Planning Commission Meeting Minutes from Monday, May 23, 2022. No questions or comments were offered. Motion carried unanimously. (6/0)

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

- A) WALMER SUBDIVISION (DEADLINE FOR BOS ACTION 08/21/2022):** John Fuehrer, Sidney and Susie Walmer were present for this plan. The plan was displayed on the screen. Mr. Lied highlighted the background on the plan, noting that a Becker Engineering Review

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Letter issued on June 23, 2022. Discussions were held on the temporary emergency access, the DEP letter received, and water and sewer. Mr. Fuehrer highlight the plan, and confirmed that he did get a response back from DEP that a Planning Module will be required. Mr. Lied stated that a Becker Engineering review letter was issued. Ms. Young highlighted her e-mail comments, recommending conditional approval, that by approving the requested waivers that the applicant agree to revise the waiver/deferral to be consistent with the required Stormwater Management Plan. Lengthy discussions were held. Comments and questions were asked which were answered. After discussions, the following motions were made.

**MOTION:** Chuck Shupp made a motion, seconded by Secretary Mains, to recommend approval the waivers/modifications as noted in the Becker Engineering Review letter dated June 23, 2022. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Allan Day made a motion, seconded by Donald Miller, to recommend to conditionally approve the Walmer Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

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

- A) WRIGHT EBERSOLE PRESENTATION OF BLACK HORSE WAREHOUSE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (DEADLINE FOR BOS ACTION 08/25/2022):** Bill Rountree and Ron Secary were present for this plan. Mr. Lied highlighted the plan that were recently submitted for review. Mr. Lied indicated he is proceeding with his review and coordinate with the applicant's design team. Mr. Rountree discussed the plan in detail, and the plan was displayed on the screen. Lengthy discussions continued. It was noted that they want a grading permit to starting grading before planning approval, that they are working out details of their agreement with PureCycle. Comments and questions were asked which were answered.

**5) GENERAL DISCUSSION:**

- A) CATALYST REVISED FINAL LAND DEVELOPMENT PLAN/425 SOUTH MUDDY CREEK ROAD PLAN (CONDITIONALLY APPROVED BY BOS 04/215/2022):** 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 discussed the plan.

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- B) JULY 13 ZONING HEARING BOARD AGENDA:** Ms. Young highlighted. The Zoning Hearing Board Notice was in the Planning Commission's meeting packet.

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

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

- 7) ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Steve Graybill made a motion, seconded by Donald Miller, to adjourn the meeting at 9:16 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township, Recording Secretary