

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

April 26, 2021

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	5-21-2021
Mt. Zion Baptist Church	Final Land Development Plan	6-13-2021
Shady Grove Campground	Lot Annexation Plan/SWM Plan	6-25-2021
Earth, Turf and Wood	Pre/Final Land Dev. and Lot Add-On	7-15-2021
Zimmerman Home Builders (Village Overlay) – Sketch Plan		
The Crossings at Cocalico (Village Overlay) – Sketch Plan		

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Dormakaba Final Land Development Plan – Briefing	7-25-2021
Village at East Cocalico – Project Update	
Update Regarding Status of Active Construction Projects	

ADJOURN

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, APRIL 26, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, April 26, 2021 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 Sid Schlegel, Secretary Ralph Buckles, Bob Zimmerman, Steve Graybill, and Steve Brubaker

Township Staff: Chief Keppley

Land Planning Engineer: Brent Lied, P.E.

Visitors: Casey Kerschner (Becker), Jason Garman, Brandon Williams and Joshua Boulton

This meeting was duly advertised in the Lancaster Newspapers, March 1, 2021.

APPROVAL OF MINUTES: Chairman Wenger stated the March 29, 2021 Planning Commission meeting minutes are before the Commission tonight for approval.

MOTION: Steve Graybill made a motion, seconded by Sid Schlegel, to approve the Planning Commission meeting minutes from Monday, March 29, 2021. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (05-21-2021): Mr. Boulton was in attendance for another unrelated project, but was present for this plan during the meeting. Mr. Lied highlighted that the applicant and applicant's consultants are about ready to resubmit to PennDOT. Mr. Boulton stated that a time extension request is intended to be submitted tomorrow.

MOTION: Mr. Brubaker made a motion, seconded by Mr. Zimmerman, recommending acceptance of the time extension offer for the Wabash Landing (Phase 2) Final Subdivision/Land Development Plan, which was verbally expressed and indicated to be submitted in writing the following day by the applicant's consultant. No questions or comments were offered. Motion carried unanimously. (6/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (06-13-2021): There were no project representatives participating for this plan. Mr. Lied provided a brief update regarding the project to the Planning Commission, noting that they have submitted a time extension offer for consideration by the Board of Supervisors. It was noted Mt. Zion does intend to proceed with the plan but that COVID has slowed down their fundraising. The Planning Commission previously recommended conditional approval of the plan, no further action is necessary at this time. It was noted that there is adequate time for action based on the current deadline for action on the plan.

SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN (06-25-2021): There were no project representatives participating for this plan. Mr. Lied provided a brief update on the project status, no new information.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to table the Shady Grove Campground Lot Annexation Plan/SWM Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, APRIL 26, 2021**

SUBDIVISION AND LAND DEVELOPMENT PLANS:

(CONTINUED)

EARTH, TURF & WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-15-2021): There were no project representatives present for this plan. Mr. Lied updated the Planning Commission on the current status of the project and recent activities, noting that NPDES comments were received from DEP/LCCD. An updated plan submission is expected in the near future.

MOTION: Mr. Graybill made a motion, seconded by Mr. Zimmerman, to table the Earth, Turf & Wood Preliminary/Final Land Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

ZIMMERMAN HOME BUILDERS (VILLAGE OVERLAY) SKETCH PLAN: There were no project representatives present for this project or plan. Mr. Lied updated the Planning Commission on the current status of the project and update Sketch Plan with cross-sections. Mr. Lied highlighted the key updated information on the plan and some of the comments and feedback he provided to the applicant's consultant in the email issued earlier in the day. The updated Sketch Plan was displayed on the screen. Lengthy discussions were held. No further action is needed.

THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) SKETCH PLAN: Brandon Williams of Garman Builders was present for this plan. Mr. Lied provided an introduction to the project and noted that an updated Sketch Plan submission was going to be discussed. The project involves an approximate 32-acre tract, located east of West Swartzville Road and north of North Reading Road. The project a Village Overlay style development with 176-residential units, consisting of a mix of single-family housing, detached, duplex, and multi-family apartments (50 single-family detached, 18 duplex units, 44 townhouses, and 64 apartments.), resulting in a proposed density of 5.5 dwelling units per acre. Mr. Williams discussed the updated Sketch Plan and prior comments and feedback from the Planning Commission from last month, and discussed in length the modified plan with their noted findings in surrounding ordinances in respect to this type of development plan. A presentation was displayed on the screen. Lengthy discussions continued on the significant ordinance variations within surrounding Townships, apartment parking quantities, apartment sizes/number of bedrooms, single-family units configuration, driveway parking spaces, and the street widths. Lengthy discussions were held, comments and questions were received which were discussed. After lengthy discussions and comments, the Planning Commission indicated the concerns are with the depicted proposed parking, in respect to adding more parking to the units. Mr. Williams discussed key aspects of the project and that Garman would like to keep the proposed front-loaded garages of the single family dwellings. Discussions held: (1) increase to 2.5 parking spaces per apartment unit, (2) configuration of lots along Street C, (3) Street A with limited parking, (4) separation between the road and the playground area, and (5) parking within the single-family dwelling areas, and (6) height of apartment in the rear portion of the site. Mr. Williams highlighted the potential for additional discussions regarding evaluating alternates for emergency access road from Stoudtsburg Village. After lengthy discussions and comments, the Planning Commission made the following motions. The applicant's design team expressed an interest in proceeding to the Board of Supervisors meeting on May 6, 2021, to introduce the project and discuss the various waiver/modification requests.

MOTION: Secretary Buckles made a motion, seconded by Mr. Brubaker, to recommend approval of a waiver/modification of §220-19.E.(3) and Attachment 5, to authorize a reduction of the required building front facade of single-family detached dwelling to be located within the built-to-line from 70% to 50%. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Mr. Graybill made a motion, seconded by Mr. Zimmerman, to recommend approval of a waiver/modification of §220-19.D.(4), to authorize a deviation in the required housing type percentages, to authorize a minimum of 25% single-family dwellings, a maximum of 35% duplexes, and a maximum of 65% townhomes multi-family, as depicted on the current Sketch Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to approval of a waiver/modification of §220-19.E.(5), in reference to the number of required parking spaces for the proposed apartments, and to authorize a reduction in the required number of parking spaces for the apartments to 2.5 spaces per apartment unit, and adjust the maximum allowable distance from the unit to 150', or within the boundary of the apartment building property. No questions or comments were offered. Motion carried unanimously. (6/0)

**EAST COCALICO TOWNSHIP
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GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Mr. Lied highlighted.

DORMAKABA FINAL LAND DEVELOPMENT PLAN - BRIEFING: Mr. Lied provided a briefing overview and stated that a review letter is expected to be issued before the upcoming the future Planning Commission Meeting.

VILLAGE AT EAST COCALICO - PROJECT UPDATE: Mr. Lied highlighted that it is his understanding that the Final Plans are to be submitted come before the Planning Commission in the future.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Carriage Hill was briefly discussed.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, secretary Buckles made a motion, seconded by Mr. Brubaker to adjourn the meeting at 10:40 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township
Recording Secretary