

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
MONDAY, SEPTEMBER 26, 2022 7:30 PM**

1) Call to Order

2) Review of July 25, 2022, Meeting Minutes

3) Presentations

- A. Wright-Ebersole/PureCycle Preliminary/Final Land Development Plan (*deadline for BOS action 10/24/2022*)
- B. Hoover Truck Repair – Discussion of Zoning Ordinance text amendment

4) General Discussion/Status Updates

- A. Slatewood Preliminary/Final Subdivision Plan_(*deadline for BOS action 10/23/2022*)
- B. Catalyst Revised Final Land Development Plan/425 South Muddy Creek Rd
- C. Pre-Application Meetings
- D. Other Business

5) Adjournment

NOTE: The next regular meeting of the Planning Commission is scheduled for Monday, October 24, 2022, at 7:30 p.m.

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 26, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, September 26, 2022, at 7:27 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, Don Miller, Allan Day, and Chuck Shupp
Township Staff:	Director of Community Development Sharyn Young
Land Planning Eng.:	Casey Kerschner of Becker Engineering
Visitors:	Brad Midgette, Lynn Ebersole, Jeff Hoover, Dwight Yoder, and Tony Luongo

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 July 25, 2022, Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Donald Miller made a motion, seconded by Vice Chairman Brubaker, to approve the Planning Commission Meeting Minutes from Monday, July 25, 2022. No questions or comments were offered. Motion carried unanimously. (6/0)

3) PRESENTATIONS:

WRIGHT-EBERSOLE/PURECYCLE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (deadline for BOS action 10/24/2022): Lynn Ebersole and Brad Midgette were present for this plan. Lynn Ebersole updated and discussed in detail the plan. Lengthy discussions were held. PureCycle is a Georgia facility, looking for facility to be ready to receive material at the end of 2023. They are looking to starting building construction in June 2023. Want to start site work in November 2022. Discussions continued. It was noted that they are looking for review and action by the Planning Commission at their October 2022 meeting and Board of Supervisors approval at their November

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PRESENTATIONS: WRIGHT-EBERSOLE/PURECYCLE (CONTINUED)

2022 meeting. Discussed the NPDES permit, grading permit, and if this a 24/7 operation. Lynn Ebersole continued discussions on the plastics processes of PureCycle. Based on the current deadline for action, the applicant is asking for a time extension offering to extend the deadline for action for an additional 60 days, until December 23, 2022. Lengthy discussions continued. Comments and questions were asked which were answered.

MOTION: Donald Miller made a motion, seconded by Secretary Sarah Mains, to recommend accepting the future time extension offer when submitted by the applicant's consultant, which will extend the deadline for action on the Preliminary/Final Land Subdivision and Land Development Plan for PureCycle for Wright/Ebersole LLC, until a future date. No questions or comments were offered. It was noted that Allan Day recused himself from this vote. Motion carried unanimously. (5/0)

- B) HOOVER TRUCK REPAIR – ZONING ORDINANCE TEXT AMENDMENT:** Dwight Yoder, Jeff Hoover, and Tony Luongo were present for this plan. The Preliminary Sketch Plan was displayed on the screen for all to view. Lengthy discussions were held. Dwight Yoder held lengthy discussions; discussing the need for a text amendment. Tony Luongo of Brecknock Builders discussed the plan. Comments and questions were asked which were answered. No decisions were needed for this plan tonight.

4) GENERAL DISCUSSION/STATUS UPDATES:

- A) SLATEWOOD – ZIMMERMAN HOME BUILDERS, LLC (TOWNHOUSE APARTMENTS LDP):** No one was present for this plan. Casey Kerschner discussed the background of the plan consisting of 80 dwelling units (30 single family detached, 24 duplexes, & 26 townhouses) on 75.664 acres at North Line Road in the R-3 Traditional Residential, I-1 Light Industrial Zoning Districts, and road frontage improvements along Line Road for submission of their PennDOT Permit. Casey Kerschner stated that this is in the process of reviews, and should have the review letter processed by the upcoming Planning Commission Workshop, then at the following regular Planning Commission Meeting the applicant will be in attendance. Casey Kerschner noted that one of the main topics is the road frontage improvements. Discussions continued. Sharyn Young highlighted discussions with Denver Borough Manager Mike Hession concerning sidewalk along Line Road. Casey Kerschner highlighted pedestrian accesses; the plan was displayed on the screen. Lengthy discussions continued. No motions are needed tonight. Lengthy discussions continued. Comments and questions were asked which were answered.

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GENERAL DISCUSSION/STATUS UPDATES: SLATEWOOD–ZIMMERMAN (CONTINUED)

MOTION: Chuck Shupp made a motion, seconded by Vice Chairman Steve Brubaker, to recommend accepting the written time extension offer as submitted by the applicant's consultant, dated September 26, 2022, which will extend the deadline for action on the Slatewood – Preliminary Subdivision Plan, until January 23, 2023. No questions or comments were offered. Motion carried unanimously. (6/0)

B) CATALYST REVISED FINAL LAND DEVELOPMENT PLAN / 425 SOUTH MUDDY CREEK ROAD: Sharyn Young discussed, highlighting that they have met all of their administrative requirements, they are also in the process of working through a building permit.

C) PRE-APPLICATION MEETINGS: Sharyn Young stated that there have been a series of pre-applications meetings held, and some more scheduled. Lengthy discussions continued, comments and questions were asked.

D) OTHER BUSINESS: None.

5) ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Donald Miller made a motion, seconded by Secretary Sarah Mains, to adjourn the meeting at 9:25 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary