

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
MONDAY, October 24, 2022 7:30 PM**

1) Call to Order

2) Review of Planning Commission Meeting Minutes of September 26, 2022

3) Subdivision and Land Development Plans

- A. Slatewood Preliminary Subdivision Plan – Village Overlay Plan consisting of 80 dwelling units: 30 single family detached, 24 duplexes, 26 townhouse apartments
(deadline for Board of Supervisors action 1/23/2023)

4) Status/Updates

- A. Blackhorse/PureCycle Land Development Plan – *(deadline for Board of Supervisors action 12/23/2022)*
- B. Hoover Truck Repair – *Zoning Ordinance amendment request*
- C. Rochling Building Expansion – *Informal sketch plan and zoning summary*
- D. Pre-application Meetings
- E. Wellhead Protection Zone – *Zoning Ordinance amendment*

5) General Discussion

- A. 2023 Meeting Calendar
- B. Other Business

6) Adjournment

NOTE: The next regular meeting of the Planning Commission is scheduled for Monday, November 28, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, OCTOBER 24, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, October 24, 2022, at 7:27 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Steve Brubaker,
Secretary Sarah Mains, Steve Graybill, Don Miller, Allan Day, and
Chuck Shupp

Township Staff: Director of Community Development Sharyn Young

Land Planning Eng.: Casey Kerschner of Becker Engineering

Visitors: Bill Sweirnik and Dwight Zimmerman

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 September 26, 2022, Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Donald Miller made a motion, seconded by Secretary Sarah Mains, to approve the Planning Commission Meeting Minutes from Monday, September 26, 2022. No questions or comments were offered. Motion carried unanimously. (7/0)

3) SUBDIVISION AND LAND DEVELOPMENT PLANS:

- A) SLATEWOOD PRELIMINARY SUBDIVISION PLAN:** Bill Sweirnik and Dwight Zimmerman were present for this plan. Discussions were held on this 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. Lengthy discussions continued. No motions are needed tonight. Casey Kerschner discussed. Lengthy discussions continued. Comments and questions were asked which were answered.

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4) STATUS / UPDATES:

- A) BLACKHORSE / PURECYCLE LAND DEVELOPMENT PLAN** Deadline for Board of Supervisors action is 12/23/2022): Casey Kerschner and Sharyn Young discussed the plan in detail. Lengthy discussions were held. No motion needed for tonight.
- B) HOOVER TRUCK REPAIR – ZONING ORDINANCE TEXT AMENDMENT:** Discussions were held concerning the Zoning Ordinance amendment request. Comments and questions were asked which were answered. No decisions were needed for this plan tonight.
- C) ROCHLING BUILDING EXPANSION:** Discussions held. Comments and questions were asked which were answered. No decisions were needed for this plan tonight.
- D) PRE-APPLICATION MEETINGS:** Sharyn Young
- E) WELLHEAD PROTECTION ZONE:** Zoning Ordinance amendment discussions were held. Proposed for advertisement at the upcoming Board of Supervisors Meeting.

5) GENERAL DISCUSSION/STATUS UPDATES:

- A) 2023 MEETING CALENDAR:** Discussions were held in reference to changing the regular Planning Commission Meetings and the Planning Commission Workshop Meetings to start at 7:00 p.m. starting in the year 2023 (changed from 7:30 p.m.). Discussions were held. The Planning Commission was in agreement to change the start times from 7:30 p.m. to 7:00 p.m. starting in the year 2023.
- B) Other Business:** Discussions were held concerning the Township Internal Roster, and to distribute an updated Roster if updates were made since February. Discussions were held, Sharyn Young noted that the Roster is updated every year. Lengthy discussions were held on other non-agenda items. Comments and questions were asked which were answered.

6) 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 8:45 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary