

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING AGENDA  
MONDAY, November 28, 2022 7:30 PM**

**1) Call to Order**

**2) Review of Planning Commission Meeting Minutes of October 24, 2022**

**3) Presentations**

- A. Hoover Truck Repair – Request to amend Zoning Ordinance to permit heavy truck repair and service in certain locations in the Commercial (C-1) Zoning District
- B. Forino Concept Plan

**4) Status/Updates**

- A. Slatewood Preliminary Subdivision Plan – *(deadline for Board of Supervisors action 1/23/2023)*
- B. Blackhorse/PureCycle Land Development Plan – *(deadline for Board of Supervisors action 12/23/2022)*
- C. Wellhead Protection Zone – *Zoning Ordinance amendment adopted 11/17/2022*
- D. Other Updates

**5) General Discussion**

- A. Zoning Hearing Board Agenda 12/14/2022
- B. Other Business

**6) Adjournment**

**NOTE:** The next regular meeting of the Planning Commission is scheduled for Monday, December 19, 2022, at 7:30 PM.

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, NOVEMBER 28, 2022**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, November 28, 2022, at 7:30 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,  
Don Miller, and Allan Day

Township Staff: Director of Community Development Sharyn Young

Land Planning Eng.: Casey Kerschner of Becker Engineering

Visitors: Nathan Pletscher, Dwight Yoder, Tony Luongo, Tony Forino,  
Zach Hoover, and Jeff Hooper

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 October 24, 2022, Planning Commission meeting minutes were before the Commission tonight for approval.

**MOTION:** Don Miller made a motion, seconded by Allan Day, to approve the Planning Commission Meeting Minutes from Monday, October 24, 2022. No questions or comments were offered. Motion carried unanimously. (4/0)

**3) SUBDIVISION AND LAND DEVELOPMENT PLANS - PRESENTATIONS:**

- A) HOOVER TRUCK REPAIR:** Present for this plan were Dwight Yoder, Tony Luongo, Zach Hoover and Jeff Hoover. Documents were distributed. Dwight Yoder gave a background of the plan, highlighting the request to amend the Zoning Ordinance to permit heavy truck repair and service in certain locations within the Commercial (C-1) Zoning District. Dwight Yoder

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discussed the uses of heavy equipment uses. Lengthy discussions continued. Discussions were held concerning the Zoning Ordinance amendment. Comments and questions were asked which were answered. It was noted that since three Planning Commission members are not in attendance tonight, to table the plan. Discussions continued.

**MOTION:** Don Miller made a motion, seconded by Allan Day, to table the Hoover Truck Repair. No questions or comments were offered. Motion carried unanimously. (4/0)

- B) FORINO CONCEPT PLAN:** Present for this plan were Tony Forino and Nathan Pletscher to discuss lot 2 and 3 of Jason Avenue. Lengthy discussions were held. Comments and questions were asked which were answered.

**4) STATUS / UPDATES:**

- A) SLATEWOOD PRELIMINARY SUBDIVISION PLAN:** Casey Kerschner discussed. Deadline for the Board of Supervisors action is 1/23/2023. Comments and questions were asked which were answered. No motions are needed tonight.
- B) 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.
- C) WELLHEAD PROTECTION ZONE:** Zoning Ordinance amendment discussions were held. Proposed for advertisement at the upcoming Board of Supervisors Meeting.
- D) OTHER UPDATES:** Sharyn Young highlighted.

**5) GENERAL DISCUSSION:**

- A) ZONING HEARING BOARD AGENDA 12/14/2022:** Discussions were held.
- B) OTHER BUSINESS:** Discussions were held on different projects. Comments and questions were asked which were answered.
- C) NEXT PLANNING COMMISSION MEETING:** Monday, December 19, 2022 at 7:30pm.

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**6) ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Donald Miller made a motion, seconded by Vice Chairman Brubaker, to adjourn the meeting at 9:37 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township, Recording Secretary