

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
TUESDAY, FEBRUARY 27, 2023, 7:00 PM**

**CALL TO ORDER** by Chair Wenger at 7:00 PM

**ATTENDANCE**

PRESENT:	Paul Wenger, Chair	[X]
	Steve Brubaker	[X]
	Allan Day	[X]
	Donald Miller	[X]
	Chuck Shupp	[X]
	Steve Graybill	[ ]

**MEETING MINUTES**

Mr. Day made a motion to approve the January 23, 2023 Meeting minutes as presented. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Roechling (LD 2022-01) – Casey Kerschner, Becker Engineering, commented on a proposed addition to an existing medical facility at Denver Road. Mr. Kerschner noted the Applicant was preparing revised preliminary plans for submission to Township.

Mr. Miller made a motion to recommend an extension to the Pennsylvania Municipalities Planning Code review period for Roechling (LD 2022-01). The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

2. 300 Stevens Road (LD 2022-02) – Casey Kerschner, Township Engineer, commented on a proposed two-lot subdivision at Stevens Road. Mr. Kerschner commented on requested waivers regarding driveway definition, street frontage, on-site plan features, off-site plan features, PNDI clearance, and wetlands presence/absence study.

Derick Weaver Consultant for the Applicant, commented on a proposed access and maintenance easement agreement submitted to the Township Solicitor for review.

Mr. Day made a motion to recommend approval of a waiver of Subdivision and Land Development Ordinance §194.27.A, as to driveway definition. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Miller made a motion to recommend approval of a waiver of Subdivision and Land Development Ordinance §194.34.D.(4), as to lot frontage to a road. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Day made a motion to recommend approval of waivers of Subdivision and Land Development Ordinance §194.13.B.(1), as to subject property topographic features, §194.13.B.(3), as to off-property physical features, §194.13.B.(4), as to PNDI clearance, and §194.23.B.(3)(a) and §194.40.B, as to wetlands presence/absence study. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Kerschner noted the Applicant is working with PennDOT to confirm the status of the highway occupancy permit.

Mr. Miller made a motion to recommend Preliminary/Final Plan approval for 300 Stevens Road (LD 2022-02), a two-lot subdivision at Stevens Road, subject to the Applicant satisfying outstanding comments noted in the Township Engineer review letter dated February 21, 2023, the Township Zoning Officer review letter dated January 9, 2023, and the Lancaster County Planning Department review letter dated December 27, 2022. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

3. Dutch Cousin (LD 2022-03) – Christopher Falencki, Engineer for the Applicant, provided an overview of proposed improvements at an existing campground at Hill Road. Chris Muvdi, Counsel for the Applicant, noted the Applicant is preparing application to the Zoning Hearing Board for required approvals.
4. Slatewood (LD 2021-01) – Mr. Kerschner noted the Applicant was preparing revised preliminary plans for submission to Township.

## **OTHER BUSINESS**

There was general discussion as to the Grande, Wabash, Mt. Zion, and PureCycle developments.

## **PUBLIC COMMENT**

There was no public comment at this evening's Meeting

## **ADJOURNMENT**

At 7:38 PM Mr. Miller made a motion to adjourn the meeting. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager