

# EAST COCALICO TOWNSHIP

100 Hill Road  
Denver, PA 17517  
(717) 336-1720  
ect.town

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## AGENDA

### Planning Commission

Monday, March 27, 2023, 7PM  
East Cocalico Township Building  
100 Hill Road, Denver, PA 17517

1. February 27, 2023 Meeting minutes
2. Benderson Development Company, LLC (SK 2023-A)
  - Review of a sketch plan for a proposed warehouse and fuel station use at Colonel Howard Boulevard.
3. adjournment

### current applications & review deadlines

- Dutch Cousin Campground (LD 2022-03) – *May 27, 2023*
- EHM Properties LLC (LD 2023-02) – *June 13, 2023*
- Slatewood (LD 2021-01) – *September 29, 2023*
- Roechling (LD 2022-01) – *review period waived*
- Grande (LD 2023-01) – *review period waived*

*Planning Commission applications and plans are available to review at the Township Building during regular business hours.*

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
MONDAY, MARCH 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]
	Allen Maxwell	[X]
	Donald Miller	[X]
	Chuck Shupp	[X]
	Steve Graybill	[X]

**MEETING MINUTES**

Mr. Miller made a motion to approve the February 27, 2023 Meeting minutes as presented. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Benderson Development Company (SK 2023-A) – Claudia Shank, Counsel for the Applicant, provided an overview of proposed warehouse and fueling station uses at Colonel Howard Boulevard and North Reamstown Road. Ms. Shank commented on the rezoning required to accommodate the proposed uses.

Ms. Shank commented on past development proposals at the property, current market for certain commercial uses, and the Township Traffic Impact Fee levied on new development.

Ms. Shank noted the Applicant was agreeable to incorporating a park-and-ride amenity at the property. Ms. Shank noted the Applicant was agreeable to reserving a portion of the property for commercial development.

Eric Mountz, Engineer for the Applicant, provided an overview of the traffic engineering study, site development, site access, signalization upgrades, and queuing lane improvements.

James Boglioli, Applicant, commented on development and market trends. Mr. Boglioli noted he was agreeable to removing the smaller of the two warehouses proposed, and reserving this general area for commercial development.

Mr. Day commented on leases. Mr. Boglioli commented on property management.

Chair Wenger commented on site access.

Mr. Maxwell commented on potential tenants.

Mr. Graybill commented on estimated commercial space yield.

There was general discussion as to truck parking, and a potential park-and-ride amenity.

The Applicant will present the sketch plan at an upcoming Board of Supervisors meeting.

## **OTHER BUSINESS**

Mr. Ryan provided an overview of pending and active subdivision and land development applications.

There was general discussion as to the sketch plan presented by Benderson Development Company, including site layout, public safety matters, and net financial impact to the Township.

## **PUBLIC COMMENT**

There was no public comment at this evening's meeting.

## **ADJOURNMENT**

At 8:21 PM Mr. Graybill made a motion to adjourn the meeting. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager