

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
MONDAY, JULY 24, 2023, 7:00 PM**

**CALL TO ORDER** by Mr. Miller at 7:00 PM

**ATTENDANCE**

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

**MEETING MINUTES**

Mr. Shupp made a motion to approve the July 19, 2023 Meeting minutes, revised to correct “Wednesday” and “Shupp”. The motion was seconded by Mr. Graybill.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. HARDI, LLC (RZ 2023-02) – Jennifer Mejia, Counsel for Petitioner, provided an overview of a proposed rezone of an existing mobile home park at Pfautz Hill Road from the Suburban Residential district to the Mobile Home Park district.

Ms. Mejia commented on a Lancaster County Planning Department (LCPD) review letter that recommended request denial due to density and housing diversity concerns. Ms. Mejia commented on the LCPD recommendation to add the mobile home use as a use permitted in the Suburban Residential district.

Mr. Graybill commented on housing types, site access, and age restrictions. Harvey Turner, Petitioner, commented on a community for ages 55 and older.

Mr. Brubaker commented on potential density.

There was general discussion on the configuration of future improvements at the property.

Mr. Brubaker commented on re-zone rationale. Mr. Harvey noted lot size and potential unit yield.

Mr. Harvey commented on development under Village Overlay District requirements.

Mr. Harvey noted the owner of Four Seasons expressed support for additional affordable housing for area businesses.

Mr. Miller commented on the density and housing diversity concerns noted in the LCPD review letter.

Mr. Graybill commented on the provision of sidewalks.

Mr. Day made a motion to recommend the Board of Supervisors approve the proposed rezone of an existing mobile home park at Pfautz Hill Road from the Suburban Residential district to the Mobile Home Park district. The motion was seconded by Mr. Graybill.

There was no public comment.

The motion was approved 5 to 1, with Mr. Brubaker voting no.

## **ADJOURNMENT**

There being no additional business, the meeting adjourned at 7:48 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager