

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

May 24, 2021

APPROVAL OF MINUTES

REQUEST FOR LETTER OF SUPPORT

Rose Hill Development SWM Basin Retrofit (Township MS4 Project) – Watershed Restoration Protection Program (WPPP) Grant Application Letter of Support

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Mt. Zion Baptist Church	Final Land Development Plan	6-13-2021
Shady Grove Campground	Lot Annexation Plan/SWM Plan	6-24-2021
Earth, Turf and Wood	Pre/Final Land Dev. and Lot Add-On	7-15-2021
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	7-20-2021
Dormakaba	Pre/Final Land Development Plan	7-25-2021

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Village at East Cocalico	Final Plan	8-22-2021
Zimmerman Home Builders (Village Overlay) – Sketch Plan		
The Crossings at Cocalico (Village Overlay) – Sketch Plan		
Black Horse Warehouse - Concept Plan/PennDOT TIS		
Update Regarding Status of Active Construction Projects		

ADJOURN

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
MONDAY, MAY 24, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, May 24, 2021 at 7:30 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Sid Schlegel, Steve Brubaker, and Bob Zimmerman

Township Staff: Chief Keppley and Ken McCrea

Land Planning Eng.: Brent Lied, P.E. and Casey Kerschner

Visitors: Porter Stevens from the Lancaster County Planning Department, Josh Boulton, Kevin Zimmerman, Derek Wissler, Steve Gergely, RLA, Jarod Hynson, Butch Long, Doug Matthews, P.E.

APPROVAL OF MINUTES: Chairman Wenger noted the following Planning Commission meeting minutes before the Commission tonight for approval.

MOTION: Vice Chairman Schlegel made a motion, seconded by Steve Brubaker, to approve the Planning Commission Workshop meeting minutes from Wednesday, March 24, 2021. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Bob Zimmerman, to approve the Planning Commission Workshop meeting minutes from Wednesday, April 21, 2021. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Brubaker made a motion, seconded by Bob Zimmerman, to approve the Planning Commission meeting minutes from Monday, April 26, 2021. No questions or comments were offered. Motion carried unanimously. (4/0)

REQUEST FOR LETTER OF SUPPORT: Mr. McCrea discussed in detail the Rose Hill Development SWM Basin Retrofit (Township MS4 Project) Watershed Restoration Protection Program (WPPP) Grant Application Letter of Support. Mr. McCrea displayed an aerial of the site and provided background on the basin retrofit project. Discussions continued resulting in the following motion.

MOTION: Steve Brubaker made a motion, seconded by Bob Zimmerman, to approve the Rose Hill Development SWM Basin Retrofit (Township MS4 Project) Watershed Restoration Protection Program (WPPP) Grant Application Letter of Support. No questions or comments were offered. Motion carried unanimously. (4/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: The agenda and order of projects to be discussed was adjusted in order to proceed with the projects in the order they were submitted, since multiple applicants and consultants were present.

WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (07-20-2021): Josh Boulton, of Pioneer Management, and Kevin Zimmerman, applicant, were present for this plan. Mr. Lied updated the Planning Commission on the current status of the project and outside agency reviews. Mr. Lied provided additional specific information relative to the review letter from PennDOT related to their Highway Occupancy Permit submission and the prior issued Becker Engineering review letter, dated May 11, 2021. The plan was displayed. Mr. Boulton noted the intent tonight was to highlight and discuss certain specific comments from the May 11, 2021 Becker Engineering in order to solicit input from the Planning Commission. The review comment related to the screening fencing installed along the property line adjacent to Lots 92, 93, 94, 171 and the remaining

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SUBDIVISION AND LAND DEVELOPMENT PLANS: WABASH LANDING (PH. 2) (CONTINUED)

lands were discussed. The Planning Commission was not opposed to the applicant's approach to assign the long-term maintenance to the individual property owners. Mr. Boulton explained the applicant's update approach and intention to remove the public restroom facilities from the lighthouse feature in the proposed open space area. Mr. Boulton provided background on the re-evaluation of the prior proposed amenities and the anticipated long-term complications that public restroom facilities could cause for the HOA. The Planning Commission was not opposed to the removal of the public restrooms from the project and prior identified amenities to be provided. The temporary parking arrangements for Lot 157 were discussed. The Planning Commission supported including requirements that the area be paved if Phase 3 is not initiated within 5 years, similar to the conditions on the temporary secondary emergency access. The review comment related to the recent addition of Lot 175 (to be owned by the Kreiders), and the resulting concerns resulting from the close proximity to Bio-retention Area #1, was discussed. Mr. Boulton and Mr. Zimmerman agreed that in response to the comment, they could provide the Township with a signed acknowledgement from the Kreiders confirming their understanding of the design of the stormwater feature and potential for delayed and extended dewatering times. Mr. Lied explained the basis of the comment pertaining to the size of the porches, and indicated it was in response to conditions observed during Phase 1, with the porches consistently being smaller, relative to their depth, than those identified in the Architectural Features & Construction Specifications Manual for the project. In response to the review comment, Mr. Zimmerman indicated that they would be agreeable to proceeding with a minimum depth for porches of 5'. The Planning Commission was satisfied with that approach with respect to the depth of porches. Mr. Boulton provided background information on the coordination with the U.S. Postal Service on the proposed location of the cluster mailbox locations. Mr. Boulton stated that the current locations shown within Phase 2 are designed in accordance with the applicable U.S. Postal Service standards, including ADA accessibility. Lengthy discussions were held regarding the project and above noted items. Comments and questions were asked, which were answered.

MOTION: Bob Zimmerman made a motion, seconded by Steve Brubaker, to recommend conditional approval of the Final Phase 2 Subdivision Plan for Wabash Landing conditioned upon the applicant and the applicant's consultants addressing all outstanding items outlined in the Becker Engineering, LLC. Review letter dated May 11, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Solicitor, and Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

DORMAKABA PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (07-25-2021): Derek Wissler of Dormakaba, Butch Long of Heck Construction, and Doug Matthews, P.E. of DM/A were present tonight to introduce the project to the Planning Commission and discuss certain items with the Becker Engineering review letter. Mr. Lied noted that a Becker Engineering review letter was issued on May 19, 2021. Mr. Lied provided a general overview of the project with various plans, photographs and information being displayed on the screen. Lengthy discussions were held. The review comment related to ADA accessibility issues and potential need for upgrades to the current curb and sidewalk at the access drive connection with North Reamstown Road were discussed. The project's impact to existing on-site trees and landscaping was discussed. Mr. Matthews indicated that DM/A intends to respond to the Becker review letter with updated plans and waiver/modification requests. Comments and questions were asked, which were answered. After the project discussions the following motion was made:

MOTION: Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to table the Dormakaba Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

EARTH, TURF & WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN (07-15-2021): Steve Gergely of Harbor Engineering and Jarod Hynson, applicant, was present to discuss the project with the Planning Commission. Mr. Lied updated the Planning Commission on the current status of the project and recent activities. Mr. Lied noted that updated plans were recently received and are currently under review. Mr. Lied noted that the primary intent of tonight's discussion is to focus on the various prior requested waiver/modifications to obtain recommendations from the Planning Commission. Discussions continued on the waiver/modification with the following motions resulting:

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SUBDIVISION AND LAND DEVELOPMENT PLANS: EARTH, TURF & WOOD (CONTINUED)

MOTION: Vice Chairman Schlegel made a motion, seconded by Steve Brubaker, to recommend approval of a waiver/modification of §194-9 of the East Cocalico Township Subdivision and Land Development Ordinance related to the Preliminary Plan processing, authorizing the plan to be submitted and reviewed as a combined plan, meeting the requirements of both Preliminary and Final Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-14.C.(4) of the East Cocalico Township Subdivision and Land Development Ordinance and §185-14.B.(4) of the East Cocalico Township Stormwater Management Earth Disturbance Ordinance related to depicting existing physical features within 200-feet of the subject properties, and authorize the applicant to provide LIDAR topography and GIS information surrounding the general project area, as currently depicted on the current plans, conditioned upon any additional detailed survey information being provided as may be required to address plan review comments to the satisfaction of the Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Steve Brubaker, to recommend approval of a waiver/modification of §194-14.D.(9) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for street cross-sections at 50' intervals for all required street improvements, and to authorize the use of a 1"=10' enlarged plan view with detailed spot elevations in lieu of cross-sections. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Steve Brubaker, to recommend approval of a deferral of the requirements of §194-25.C.(1) and §194-25.J.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to widening the existing North Reamstown Road cartway for Lot 1. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver modification of §194-25.C.(1) and §194-25.J.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to widening the existing North Reamstown Road cartway for Lot No. 3, based on the placement of the existing curbline. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Brubaker made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver modification of §194-25.L.(5) of the East Cocalico Township Subdivision and Land Development Ordinance related to clear sight triangles at access drives (Lot 1 and Lot 2), and to authorize the use of a 50' clear sight triangle. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Brubaker made a motion, seconded by Bob Zimmerman, to recommend a deferral of §194-25.O of the East Cocalico Township Subdivision and Land Development Ordinance related to street trees along North Reading Road (associated with Lot 2) to be reevaluated at such a time when curb and sidewalk are installed along S.R.0272. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Steve Brubaker, to recommend a waiver/modification of §194-30.J. of the East Cocalico Township Subdivision and Land Development Ordinance related to parking lot curbing, authorizing the limited use of curbing around the parking spaces as currently depicted on the plan. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Brubaker a motion, seconded by Bob Zimmerman, to recommend a waiver/modification of §194-30.P.(1). of the East Cocalico Township Subdivision and Land Development Ordinance related to parking lot landscaping and the requirement for an interior island at least every 10 spaces, authorizing two locations with 18 spaces without an intermediate landscaped island. No questions or comments were offered. Motion carried unanimously. (4/0)

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SUBDIVISION AND LAND DEVELOPMENT PLANS: EARTH, TURF & WOOD (CONTINUED)

MOTION: Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to recommend a deferral of §194-32.A of the East Cocalico Township Subdivision and Land Development Ordinance related to the installation of sidewalk along North Reamstown Road for Lots 1, 2 and 3. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to recommend a deferral of §194-33.A.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to the installation of vertical curbing along the existing North Reamstown Road frontage of Lot 1. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Brubaker made a motion, seconded by Bob Zimmerman, to recommend a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to vertical concrete curbing and to authorize the use of vertical concrete curb with a total depth of 18-inches, consistent with the current PennDOT standards, in lieu of the Township's 22-inch depth requirement. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Steve Brubaker, to recommend a waiver/modification of §185-23.A.(1) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance pertaining to 2-year 24-hour volume control requirements, conditioned upon the applicant obtaining an NPDES Permit approved by DEP utilizing the Managed Release Concept, and peak flow discharge rates being managed and reduced to the satisfaction of the Township and Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Brubaker made a motion, seconded by Vice Chairman Schlegel, to recommend a waiver/modification of §185-27.A.(1)(a)[4] of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance pertaining to minimum conveyance piping size, to authorize a pipe size less than 15-inch for the private conveyance pipe from Inlet I-C4 and I-C3, conditioned upon the final pipe size and associated emergency overflow grading being evaluated and determined satisfactory to the Township and Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Bob Zimmerman made a motion, seconded by Vice Chairman Schlegel, to recommend a waiver/modification of §185-27.A.(1)(b)[2] of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance pertaining to inlet grade depression, authorizing the use of grading and inlet sump conditions as depicted on the plans, to the satisfaction of the Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Steve Brubaker, to table the Earth, Turf and Wood Preliminary/Final land Development and Lot Add-On Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (06-13-2021): There were no project representatives present tonight for this plan. Mr. Lied noted that a time extension is expected to be received in the near future, and that no action is needed from the Planning Commission for this plan at this time.

SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN (06-24-2021): There were no project representatives present tonight for this plan. Mr. Lied provided a brief update on the project status and highlighted the pending deadline for action.

MOTION: Bob Zimmerman made a motion, seconded by Steve Brubaker, to recommend rejection of the Shady Grove Campground Lot Annexation/Stormwater Management Plan based on the unresolved items as outlined in the Becker Engineering Review Letter dated February 11, 2021, unless a written time extension offer is received and accepted by the Township Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (4/0)

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GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Mr. Lied highlighted and discussions were held.

VILLAGE AT EAST COCALICO – FINAL PLAN (08-22-2021): The Final Plans have been submitted for review.

ZIMMERMAN HOME BUILDERS (VILLAGE OVERLAY) SKETCH PLAN: Mr. Lied highlighted, noting that a response was received from the applicant's consultant related to prior Becker comments.

THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) SKETCH PLAN: Mr. Lied highlighted that no recent information has been received.

BLACK HORSE WAREHOUSE – CONCEPT PLAN/PENNDOT TIS: Mr. Lied highlighted that the applicant is proceeding with the PennDOT traffic impact study.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Discussions were held.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Bob Zimmerman made a motion, seconded by Steve Brubaker to adjourn the meeting at 10:30 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township
Recording Secretary