

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
MONDAY, AUGUST 21, 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]
	Steve Graybill	[X]
	Allen Maxwell	[X]
	Donald Miller	[X]
	Chuck Shupp	[X]

**MEETING MINUTES**

Mr. Miller made a motion to approve the July 24, 2023 Meeting minutes, revised to denote the HARDI LLC rezone petition discussion as to resident age, and revised to include comment made by a Township resident as to affordable housing. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Today N Tomorrow Properties, LLC (SK 2023-B) – Brad Grauel, Engineer for the Applicant, provided an overview of a proposed contractor shop use at North Reading Road.

Marcus Waldner, Applicant, commented on the use and number of units. Mr. Waldner noted tenant clients would not visit the property.

Mr. Maxwell commented on site traffic, in specific truck traffic. Mr. Grauel commented of truck size and on potential turning movement design for the site.

Chair Wenger commented on outdoor storage. Mr. Waldner noted potential storage areas. Mr. Miller commented on outdoor storage location.

Mr. Grauel commented on building height.

There was general discussion on parking. Mr. Grauel commented on ordinance-required parking spaces. Tommy Ryan, Township Manager, commented on ordinance-required parking space and zoning relief, if needed.

Mr. Brubaker commented on retail sales. Mr. Waldner noted retail sales is not proposed.

There was discussion regarding the East Cocalico Township Authority recommendation to connect the development to public water. Mr. Waldner noted he will consider this connection, and he will work with ECTA on this matter moving forward.

2. Subdivision & Land Development Updates – Mr. Ryan provided an update on active subdivision and land development applications.

## **ADJOURNMENT**

There being no additional business, the meeting adjourned at 8:40 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager