

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
MONDAY, JANUARY 22, 2024, 7:00 PM**

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

**ATTENDANCE**

PRESENT:	Donald Miller, Chair	<input checked="" type="checkbox"/>
	Steve Brubaker	<input checked="" type="checkbox"/>
	Allan Day	<input type="checkbox"/>
	Steve Graybill	<input type="checkbox"/>
	Allen Maxwell	<input checked="" type="checkbox"/>
	Chuck Shupp	<input checked="" type="checkbox"/>
	Paul Wenger	<input checked="" type="checkbox"/>

**REORGANIZATION**

Mr. Wenger made a motion to appoint Donald Miller as Chair of the Planning Commission for 2024. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Brubaker made a motion to appoint Paul Wenger as Vice Chair of the Planning Commission for 2024. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Shupp made a motion to appoint Allan Day as Secretary of the Planning Commission for 2024. The motion was seconded by Mr. Wenger.

There was no public comment.

By unanimous vote the motion was approved.

**MEETING MINUTES**

Mr. Wenger made a motion to approve the December 18, 2023 Meeting minutes, with a correction made to reflect Jeff Kerlin's meeting attendance. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

## AGENDA ITEMS

1. Shoemaker (LD 2023-07) – Russell Frantz, Engineer for the Applicant, provided an overview of a proposed lot line change at Adamstown Road. Mr. Frantz commented on the requirement to denote on the plan existing features within 200 feet of the properties' boundaries.

Mike Reinert, Township Engineer, commented on the Applicant's proposed waiver, and the Members considered same:

- a) Mr. Shupp made a motion to recommend a waiver as to surveying existing off-site features. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Wenger made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Shoemaker (LD 2023-07), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

2. Planning Waiver & Non-Building Declaration – Mr. Reinert provided an overview of a proposed Planning Waiver & Non-Building Declaration for the subject properties of the Shoemaker subdivision.

Mr. Miller made a motion to recommend approval of a Pennsylvania Department of Environmental Protection Planning Waiver & Non-Building Declaration for Shoemaker (LD 2023-07). The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

3. 141 North Reamstown Road (LD 2023-09) – Ron Hershey, Engineer for the Applicant, provided an overview of a two-lot subdivision at North Reamstown Road. Mr. Hershey commented on the Township Engineer review letter, required access easement, water and sanitary sewer services, and requested waivers and deferrals.

Mr. Reinert commented on the Applicant's proposed waivers and deferrals, and the Members considered same:

- a) Mr. Brubaker made a motion to recommend a waiver as to surveying existing off-site features. The motion was seconded by Mr. Wenger. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Shupp made a motion to recommend a waiver as to a PNDI study. The motion was seconded by Mr. Maxell. There was no public comment. By unanimous vote the motion was approved.
- c) Mr. Wenger made a motion to recommend the deferral of frontage improvements. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

- d) Mr. Miller made a motion to recommend a waiver of street trees. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- e) Mr. Brubaker made a motion to recommend a waiver of a wetlands study. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.

Mr. Wenger made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for 141 North Reamstown Road (LD 2023-09), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

- 4. Cardinal Ridge Properties (LD 2023-10) – Tom Matteson, Engineer for the Applicant, provided an overview of a proposed truck repair facility a North Reading Road. Mr. Matteson commented on site access, parking lot specifications, water and sanitary sewer services, stormwater management, and requested waivers and deferrals.

Mr. Reinert commented on the Applicant's proposed waivers and deferrals, and the Members considered same:

- a) Mr. Wenger made a motion to recommend a waiver to permit a preliminary/final plan submission. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Miller made a motion to recommend a waiver of minimum driveway separation distance. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- c) Mr. Wenger made a motion to recommend a waiver of only those parking lot specifications for that area of improvements subject to the Pennsylvania Department of Transportation Highway Occupancy Permit. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.
- d) Mr. Maxwell made a motion to recommend a waiver of parking lot landscaping location, so to position all required materials along the property's east side yard. The motion was seconded by Mr. Wenger. There was no public comment. By unanimous vote the motion was approved.
- e) Mr. Brubaker made a motion to recommend a waiver as to oversized vehicle parking space drive-thru allowance. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- f) Mr. Miller made a motion to recommend a deferral of sidewalk installation. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- g) Mr. Brubaker made a motion to recommend a deferral of curb installation. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.
- h) Mr. Wenger made a motion to recommend a waiver of certain vertical curb specifications. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- i) Mr. Miller made a motion to recommend the denial of the Applicant's request to waive the required open space fee. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Brubaker commented on site lighting, and on building design.

Mr. Wenger made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Cardinal Ridge Properties (LD 2023-10), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

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

## **OTHER ITEMS**

Mr. Brubaker commented on the development of a property on North Reading Road, and on the demolition of a structure at a property on North Reading Road.

## **ADJOURNMENT**

There being no additional business, the meeting adjourned at 8:18 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager