

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

(Note: Meeting Via Zoom Meeting)

March 29, 2021

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Earth, Turf and Wood	Pre/Final Land Dev. and Lot Add-On	4-15-2021
Four Seasons Produce	Pre/Final Land Development Plan	4-25-2021
Shady Grove Campground	Lot Annexation Plan/SWM Plan	4-25-2021
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	5-21-2021
Mt. Zion Baptist Church	Final Land Development Plan	6-13-2021

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

The Crossings at Cocalico (Village Overlay) – Sketch Plan
Zimmerman Home Builders (Village Overlay) – Sketch Plan
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, MARCH 29, 2021

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, March 29, 2021 at 7:30 p.m., held via Zoom (a cloud-based video communications app that allows individuals to set up virtual video and audio-conferencing meeting). This is a virtual public "live" Zoom meeting in order to ensure public safety during the COVID pandemic.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Sid Schlegel, Secretary Ralph Buckles, Steve Brubaker, Steve Graybill, and Kathleen O'Connell (by phone)

Township Staff: Police Chief Keppley and MS4 Technician Ken McCrea

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

Transportation Eng.: John Schick

Visitors: Porter Stevens from Lancaster County Planning Commission (LCPC), Brandon Williams, Jason Garman, Claudia Shank, Josh Boulton, Bill Swiernik, and Brian Zimmerman

This meeting was duly advertised in the Lancaster Newspapers, March 1, 2021.

APPROVAL OF MINUTES: Chairman Wenger stated the February 22, 2021 Planning Commission meeting minutes are before the Commission tonight for approval.

MOTION: Kathleen O'Connell made a motion, seconded by Mr. Graybill, to approve the Planning Commission meeting minutes from Monday, February 22, 2021. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

EARTH, TURF & WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-15-2021): There were no project representatives participating for this plan. Mr. Lied updated the Planning Commission on the current status of the project and recent activities. Mr. Lied noted that the Township recently received an Erosion and Sedimentation Technical Deficiency Letter from the LCCD on March 23, 2021, and the project is pending NPDES Permit review and comment from DEP. Mr. Lied also highlighted that the ECTA had issued a notice of Available Capacity related to public water on March 23, 2021. On March 26, 2021, the Township received a written time extension offer from the applicant's consultant. No comments or questions were asked.

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to recommend acceptance of the written time extension offer as submitted by Harbor Engineering, dated March 26, 2021, which will extend the deadline for action until July 15, 2021, for the Earth, Turf & Wood Preliminary/Final Land Development Plan. No questions or comments were offered. Ms. O'Connell recused herself. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Mr. Brubaker, to table the Earth, Turf & Wood Preliminary/Final Land Development Plan. No questions or comments were offered. Ms. O'Connell recused herself. Motion carried unanimously. (5/0)

FOUR SEASONS PRODUCE, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-25-2021): There were no project representatives participating for this plan. Mr. Lied highlighted the project status noting that the Planning Commission previously recommended approval of various waiver/modifications and recommended conditional approval of the plan. Mr. Lied noted that an updated plan submission was received and is currently under review. The Board of Supervisors will consider action on the plan in the future. No action necessary tonight.

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SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN (04-25-2021): There were no project representatives participating for this plan. Mr. Lied provided a brief update on the project status. Mr. Lied noted that the plans had been previously reviewed and Becker a plan review letter was issued on February 11, 2021. No updated information has been received by the Township. Mr. Lied highlighted that the key Zoning items related to the proposed lot annexation need to be addressed through an application to the Zoning Hearing Board. Mr. Lied indicated that based on the current deadline for action on the plan, the applicant's consultant submitted a written time extension offer to the Township.

MOTION: Vice Chairman Schlegel made a motion, seconded by Mr. Graybill, to recommend acceptance of the written 60-day time extension offer as submitted by ELA Group, Inc., dated March 26, 2021, which will extend the deadline for action until June 24, 2021, for the Shady Grove Campground Lot Annexation & Stormwater Management Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Secretary Buckles made a motion, seconded by Ms. O'Connell, to table the Shady Grove Campground Lot Annexation Plan/SWM Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (05-21-2021): There were no project representatives participating for this plan. Mr. Lied highlighted that the applicant and applicant's consultants are current working with PennDOT to address review comments related to the Highway Occupancy Permit Plans for the proposed local roadway connection to Stevens Road. Mr. Lied noted that there is no other new information to report at this time. In response to a request from a Planning Commission member, Mr. Lied indicated that the Design Manual for the project will be forward to the Planning Commission to further clarify proposed streetscape features and amenities.

MOTION: Mr. Brubaker made a motion, seconded by Secretary Buckles, to table the Wabash Landing (Phase 2) Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (06-13-2021): There were no project representatives participating for this plan. Mr. Lied provided a brief update regarding the project to the Planning Commission, and noted that since the Planning Commission previously recommended conditional approval of the plan, no further action is necessary at this time. Mr. Lied noted that there is adequate time for action based on the current deadline. No comments or questions were asked.

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Mr. Lied highlighted the following Village Overlay Concept Plans as submitted to the Township. Discussions continued on the following items:

THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) SKETCH PLAN: Mr. Lied provided a brief introduction to the project and noted that a Sketch Plan review letter dated March 29, 2021 was issued earlier in the day. Claudia Shank from McNess Law introduced the design team present for the project discussions which also included: Jason Garman and Brandon Williams of Garman Builders, and Josh Boulton of Pioneer Management. Ms. Shank briefly highlighted the plan: an approximate 32-acre tract, located east of West Swartzville Road and north of North Reading Road, proposing a 172-development unit consisting of a mix of single-family housing, detached, and multi-family apartments (52 single-family detached, 56 townhouses, and 64 multi-dwelling units.), proposing the Village Overlay approach, consisting of a proposed density of 5.42 dwelling units per acre. Mr. Williams noted that once feedback is received on the Sketch Plan, the ECTA will be contacted regarding requirements associated with extending the water and sewer service to the project. A presentation was displayed on the screen, and Mr. Williams and the team discussed key aspects of the proposed project including the general layout, requirement for an HOA, park and open space areas, amenities, the existing PPL power line easement, proposed residential unit types, parking requirements, the 2 and 3-story apartment building location and height, single-family dwelling design, etc. It was agreed that in order to attempt to keep the discussions focused on the initial critical layout items, the eight bullet points noted on page 2 of the Becker Review Letter should be the focus of the discussions: (1) deviation from the required housing types percentages, by omitting the use of duplex units from the development, exceeding the number of townhouse or multifamily units and not providing the required number of single-family dwellings, (2) request to completely omit the use of alleys and rear loaded garages for all single-family detached dwellings within the development,

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GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:

(CONTINUED)

(3) reduction in the required percentage of the front façade of a single-family detached dwelling to be located within the build-to-line from 70% to 30% to accommodate front loaded two car garages with 2 driveway parking spaces as proposed, (4) an increase in the front build-to-line for the single-family detached dwellings in the development to 20' in order to accommodate front loaded garages with driveway parking in the front yard, (5) an increase in the front build-to line for multifamily dwelling buildings to 10' to 20' for various buildings and the proposal for no build-to-line for Building D, (6) the layout of the development and ensuring that various residential unit types share the streetscape, and that no one unit type dominates large portions of the neighborhood, (7) a reduction of the required number of parking spaces for multifamily buildings to two spaces per unit, and (8) determining the level of interest in dedicated parks within the development or interest in a fee-in-lieu of land dedication, and related opportunities for recreation within the development.

Further discussions were held regarding the above list and related topics including the appropriate amount and type of open space, on-street parking, potential areas with parking deficiencies, apartment parking requirements, location/orientation of garages, lack of semi-detached units, opportunities for rear loaded garages/alleys, impacts of the overhead electrical lines, height of apartment buildings, location of cluster mailboxes and location of recreation areas within the development. Lengthy discussions, comments and questions were received which were answered. After lengthy discussions and comments, the Planning Commission indicated that they had various concerns with aspects of the requested waiver/modifications from the Township Village Overlay standards, and were not at a point that they would be willing to make any formal recommendations. Mr. Lied also noted that he recommends the Planning Commission be cautious to consider recommendations on individual waiver/modifications, until a more comprehensive understanding of all other items are more fully understood. The Planning Commission indicated they would give the issues further consideration and continue the discussions at a future meeting. At the conclusion of the discussions, the applicant's design team expressed an interest in proceeding to the Board of Supervisors meeting on April 15, 2021 to introduce the project and discuss the various waiver/modification requests. Mr. Lied noted he is not able to make commitments for the Board of Supervisors and their agenda for future meetings, but he would discuss the matter with the Board of Supervisors at their upcoming April 1, 2021 meeting to obtain the Board's thoughts relative to the request for project discussions at the April 15, 2021 meeting, and then respond back to the design team.

ZIMMERMAN HOME BUILDERS – SKETCH PLAN: Mr. Swiernik from Dave Miller Associates, and Mr. Zimmerman from Zimmerman Home Builders were present for this plan. Mr. Swiernik discussed in detail the updated Sketch Plan displayed on the screen. Mr. Swiernik highlighted updates made in response to prior feedback received. Mr. Swiernik noted that he was looking for any additional feedback and hoped he would obtain a general acknowledgement from the Planning Commission that the updated Sketch Plan was headed in the correct direction to satisfy the key Village Overlay requirements and that the changes made in response to prior pre-application discussions were favorable. Lengthy discussions were held on the pedestrian links, opportunities to potentially consider off-site pedestrian improvements favorably relative to recreation and open space requirements, garages on select units, residential units relationship to the roadway (Line Road), and the existing rail line to possibly be turned into a rail trail in the future or a parallel trail established. Discussions, comments and questions were asked which were answered. Mr. Swiernik noted that the next step is to sit and talk with staff on the amenities. Potential for enhanced pocket parks were discussed. Mr. Lied recommended that a cross-section be provided to clarify the relationship of the dwellings to Line Road, the alley, the internal street, etc. In response to a question, Mr. Zimmerman noted that they are currently looking to keep all units as rental units.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:

GENERAL DISCUSSIONS / BRIEFING ITEMS: Mr. McCrea discussed the Community Development Block Grant (CDBG), the stormwater pipes in need of repair - plastic lining application infrastructure. A letter of support is needed from the Planning Commission stating the Planning Commission supports the concept of the CDBG.

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to approve the Planning Commission Chairman Paul Wenger sign a letter of support for the Community Development Block Grant (CDBG) stormwater pipes in need of repair grant project. No questions or comments were offered. Motion carried unanimously. (6/0)

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UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: *(CONTINUED)*

Mr. Lied noted that the next Planning Commission Workshop Meeting held on Wednesday, April 21st at 7:30 p.m. will probably take place. More information to come.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, secretary Buckles made a motion, seconded by Ms. O’Connell to adjourn the meeting at 10:38 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township
Recording Secretary