EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

<u>June 28, 2021</u>

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	Deadline
Earth, Turf and Wood	Pre/Final Land Dev. and Lot Add-On	7-15-2021
Dormakaba	Pre/Final Land Development Plan	7-25-2021
Village at East Cocalico	Final Plan	8-22-2021
Shady Grove Campground	Lot Annexation Plan/SWM Plan	9-22-2021
Mt. Zion Baptist Church	Final Land Development Plan	10-11-2021

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Black Horse Warehouse - Concept Plan/PennDOT TIS 196 Swartzville Road Subdivision (Grande Construction) – Project Update Zimmerman Home Builders (Village Overlay) – Sketch Plan Update Regarding Status of Active Construction Projects

ADJOURN

EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, JUNE 28, 2021

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, June 28, 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, Secretary Ralph Buckles, Steve Graybill, and Steve Brubaker	
Land Planning Eng.:	Brent Lied, P.E. and Casey Kerschner
Visitors:	Jarod Hynson, Butch Long, Bill Swiernik, Derek Wissler, Steve Gergely, and Alan Maxwell

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

MOTION: Steve Brubaker made a motion, seconded by Vice Chairman Schlegel, to approve the Planning Commission meeting minutes from Monday, May 24, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: Mr. Lied highlighted the following plans.

EARTH, TURF & WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT ADD-ON PLAN (07-15-2021): Steve Gergely of Harbor Engineering and Jarod Hynson, applicant, were 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. The intent of tonight's discussion is to discuss waiver/modifications to obtain recommendations from the Planning Commission, and consideration for conditional approval. Discussions were held, specifically on fencing, landscaping, lighting, and related screening requirements. Comments and questions were asked which were answered.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §185-22.E., 185-22.F. and 185-31.B. of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance as they relate to on-site drainage areas and the proposed alterations to shift portions of Drainage Area B to Drainage Area A, as reflected on the plans and stormwater calculations, and as approved by PennDOT, through the issuance of a Highway Occupancy Permit for the proposed PennDOT pipe connection, and the LCCD/DEP, through the issuance of a NPDES Permit. No further questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Steve Graybill made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-46 of the East Cocalico Township Subdivision and Land Development Ordinance related to Park and Open Space requirements based on the applicant's submission of a completed LERTA application to the Township. No further questions or comments were offered. Motion carried unanimously. (5/0)

EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, JUNE 28, 2021 SUBDIVISION AND LAND DEVELOPMENT PLANS: EARTH, TURF & WOOD (CONTINUED)

MOTION: Steve Graybill made a motion, seconded by Secretary Buckles, to recommend conditional approval of Preliminary/Final Land Development and Lot Add-On Plan for Earth, Turf & Wood, Inc., conditioned upon the applicant and applicant's consultants addressing all outstanding items outlined in the Becker Engineering, LLC., review letter, dated June 8, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Solicitor, and Township Engineer. No further questions or comments were offered. Motion carried unanimously. (5/0)

DORMAKABA PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (07-25-2021): Derek Wissler of Dormakaba, Butch Long of Heck Construction, and Bill Swiernik of David Miller/Associates were present tonight to discuss aspects of the project and to discuss certain items with the Becker Engineering review letter dated May 19, 2021. The applicant/applicant's consultant have submitted waiver/modification requests. Comments and questions were asked, which were answered. After the project discussions the following motion was made:

MOTION: Secretary Buckles made a motion, seconded by Steve Brubaker, to recommend approval of a waiver/modification of §194-9.A.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to Preliminary Plan processing, to authorize the plan to be submitted and reviewed as a combined plan meeting the requirements of both Preliminary and Final Plan. No further questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §194-14.C.(4)(a) of the East Cocalico Township Subdivision and Land Development Ordinance and Section 185-14.B.(4) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to depicting existing physical features within 200' of the subject properties, to authorize the applicant to provide topography in the area of the project site and depict GIS information surrounding the general project area, as depicted on the current updated plans. No further questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Steve Brubaker made a motion, seconded by Steve Graybill, to recommend approval of a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance pertaining to vertical concrete curbing, to authorize the use of vertical concrete curb with a total depth of 18" and reveal of 8" on-site, consistent with the current PennDOT standards, in lieu of the Township's 22" depth. No further questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Steve Brubaker, to recommend approval of a waiver/modification of §194-46 of the East Cocalico Township Subdivision and Land Development Ordinance related to Park and Open Space requirements, conditioned upon the applicant completing and submitting a LERTA application to the Township. No further questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Steve Brubaker made a motion, seconded by Vice Chairman Schlegel, to recommend conditional approval of Preliminary/Final Land Development Plan for Dormakaba, conditioned upon the applicant and applicant's consultants addressing all outstanding items outlined in the Becker Engineer, LLC review letter dated May 19, 2021, to the satisfaction of the Township, Township Zoning Officer, Township Solicitor, and Township Engineer. No further questions or comments were offered. Motion carried unanimously. (5/0)

EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, JUNE 28, 2021

(CONTINUED)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

VILLAGE AT EAST COCALICO – FINAL PLAN (08-22-2021): There were no project representatives present tonight for this plan. Mr. Lied highlighted the plan.

MOTION: Steve Brubaker made a motion, seconded by Steve Graybill, to table the Village at East Cocalico Final Plan. No further questions or comments were offered. Motion carried unanimously. (5/0)

SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN (09-22-2021): There were no project representatives present tonight for this plan. Mr. Lied highlighted the plan.

MOTION: Vice Chairman Schlegel made a motion, seconded by Steve Brubaker, to table the Shady Grove Campground Lot Annexation Plan/SWM Plan. No further questions or comments were offered. Motion carried unanimously. (5/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (10-11-2021): There were no project representatives present tonight for this plan. Mr. Lied highlighted the plan noting that no further action is required since the Planning Commission previously approved conditional approval.

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

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Buckles made a motion, seconded by Steve Graybill to adjourn the meeting at 9:10 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner East Cocalico Township Recording Secretary