

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

June 28, 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	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

APPROVAL OF MINUTES: 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)

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

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