

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**August 23, 2021**

### **APPROVAL OF MINUTES**

### **PETITION TO AMEND THE ZONING ORDINANCE AND MAP**

Petition to amend the East Cocalico Township Zoning Ordinance and Zoning Map as submitted by Wright Partners, LLC related to the Black Horse Commons project

### **SUBDIVISION AND LAND DEVELOPMENT PLANS**

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Shady Grove Campground	Lot Annexation Plan/SWM Plan	9-22-2021
Mt. Zion Baptist Church	Final Land Development Plan	10-11-2021
Village at East Cocalico	Final Plan	11-20-2021
Lord & Ladies E. Cocalico	Sketch Plan	N/A

### **GENERAL DISCUSSION ITEMS / BRIEFING ITEMS**

Update Regarding Pre-application Meeting Requests

Update Regarding Status of Active Construction Projects

### **ADJOURN**

**EAST COCALICO TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
MONDAY, AUGUST 23, 2021**

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, August 23, 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

Township Manager: Michael Hession

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

Visitors: Mark Stanley, Alan R. Fry, Porter Stevens, Mike Hartman,  
Ron Secary, Jeremy Hoagland, Bernard Anton and Sarah Mains

Chairman Wenger indicated that before beginning tonight's Agenda he would like to make an announcement regarding the letter of resignation received from Vice Chairman Sid Schlegel. The letter indicated that tonight will be Mr. Schlegel's last Planning Commission meeting. Chairman Wenger indicated that Sid Schlegel has been on the Planning Commission for 22 years. Sid has always been faithful, dedicated, and always worked for the good of the Township. Chairman Wenger read aloud an official letter from the Township Board of Supervisors. A plaque was presented to Sid recognizing his years of service. Sid Schlegel will be missed.

**APPROVAL OF MINUTES:** Chairman Wenger noted the following Planning Commission meeting minutes were before the Commission tonight for approval.

**MOTION:** Steve Brubaker made a motion, seconded by Secretary Buckles, to approve the Planning Commission Workshop Meeting Minutes from Wednesday, July 26, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

**PETITION TO AMEND THE ZONING ORDINANCE AND MAP:** Mr. Lied provided a brief introduction and background information related to the petition to amend the East Cocalico Township Zoning Ordinance and Zoning Map, as submitted by Wright Partners, LLC., related to the Black Horse Commons project. The petition was previously forwarded to the Lancaster County Planning Department for official review and feedback, and the Department's draft review comments were forwarded to the Township Planning Commission. Mr. Lied indicated that the Lancaster County Planning Department had their regular meeting earlier today during which they confirmed their general support for the proposed amendment and map changes, and that Mr. Stevens is in attendance and can further highlight the Lancaster County Planning Department's position. Mr. Lied noted that he also performed a review of the information and previously emailed comments and feedback to the Township and Township Solicitor, which were forwarded to the Township Planning Commission. The Becker review comments

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**PETITION TO AMEND THE ZONING ORDINANCE AND MAP:** *(CONTINUED)*

were also previously forwarded to the applicant's attorney for consideration. Mr. Lied noted that in response to the Becker comments, the Township received an updated draft of the Zoning Ordinance text amendment last week. Mr. Stanley highlighted aspects of the petition, noting that at the previous Planning Commission meeting, Ms. Shank and Mr. Secary discussed and presented the project information and further highlighted aspects of the site plan and proposed Zoning Map changes and Zoning Ordinance text amendment to the Planning Commission. Mr. Stanley also highlighted the nature of the changes made to the text amendment in response to the Becker comments, and noted that they were not substantial, and in his opinion, did not warrant a new review by the County. Mr. Stevens discussed in detail the petition, noting that the Lancaster County Planning Department (LCPD) approved a motion supporting the petition and recommended adoption without modification. Mr. Stevens indicated that this use is consistent with Places2040, noting this site previously was identified as a potential industrial site. The most recent edits that were made to the Zoning Ordinance text amendment were to fix several section references, include references to additional residential zones to be screened, to clarify the buffering applied to only truck and trailer parking, to adjust the screening requirements adjacent to the roadways to attempt to account for topographical conditions and site characteristics and lines of sight, to clarify that screening is not required along the Turnpike, to clarify that noise and lighting need to be addressed as part of any land development application, etc. Mr. Lied noted that he has not reviewed the recent updates in detail yet, but did notice reference to "once fully mature" with respect to the screening, which raises potential for varied interpretations. Mr. Hession and Mr. Lied noted that in addition to the current discussion on the Zoning Ordinance and Zoning Map aspects, there are other items that will need to be coordinated and discussed with the Township, prior to the Board of Supervisors considering the Zoning aspects. It was noted that in order for the project to succeed all key items need to be considered. It was agreed that a meeting will be scheduled with the Township to advance the discussions on the transportation items. Discussions continued. Questions and comments, which were answered. Mr. Lied asked Mr. Stanley if he agreed that if the Planning Commission generally supports the request that further discussions could be held relative to the wording related to the screening prior to any future Board of Supervisors action and he agreed. As a result of the discussions, the following motion was made:

**MOTION:** Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to support the petition and proposed amendments to the Zoning Map and Zoning Ordinance as revised. No further questions or comments were offered. Motion carried. Mr. Brubaker nay. (4/1)

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

**SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN (09-22-2021):** There were no project representatives present tonight for this plan. Mr. Lied briefly noted that there has been no new information submitted relative to this project. Mr. Lied indicated that Mr. Hession is planning on scheduling a coordination meeting with the applicant/applicant's consultant in the near future in an attempt to advance the project.

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SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)**

**SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN**

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Steve Graybill, to recommend rejection of the Shady Grove Campground Lot Annexation Plan/SWM Plan, based on the outstanding items as outlined in the Becker Engineering review letter (dated February 11, 2021), unless a written time extension is received in time for consideration by the Board of Supervisors at their meeting on September 16, 2021. 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 status noting that no further action is required since the Planning Commission previously recommended conditional approval. To date, no formal or updated submission has been received. No comments or questions were received.

**VILLAGE AT EAST COCALICO – FINAL PLAN (08-22-2021):** There were no project representatives present tonight for this plan. Mr. Lied briefly highlighted the status of the plan and recent project related activities. No comments or questions were received.

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

**LORD & LADIES EAST COCALICO – SKETCH PLAN:** Jeremy Hoagland and Bernard Anton were present for the plan. Mr. Lied provided general background information and highlighting the project and Sketch Plan. Mr. Hoagland distributed reduced copies of the plan and highlighted additional aspects of the plan to the Planning Commission. Mr. Lied indicated that he issued a Sketch Plan review letter earlier in the day that was distributed to the Planning Commission, the applicant, and the applicant's engineer. Mr. Lied noted that the key aspect relative to the site and its future development is safe access and implementing access management measure as required by the Township and PennDOT. Mr. Hoagland noted that the current layout reflects their initial hopes relative to access, but they also understand the various concerns. Lengthy discussions continued. Mr. Lied noted that during a prior pre-application discussion it was recommended that potential shared access arrangements be pursued, and that the existing signalized intersection is currently being evaluated for improvement by multiple other development projects. Mr. Lied also noted that the Fredrick Avenue stub is in proximity to the site and needs to be considered by the Township as discussions advance. Other key items discussed related to required frontage improvements (curb, sidewalk, etc.), ECTA wellhead impacts, the potential historic status of structures on the site, stormwater management challenges, interior curbing requirements, etc. Mr. Hoagland noted that stormwater infiltration may be complicated based on wellhead concerns, and therefore they may request a waiver from soils testing. Mr. Lied indicated those items could be discussed as the project progresses. Comments and questions were received, which were answered. After lengthy discussions, it was noted that the Planning Commission generally supports the proposed development and use of the site with appropriate consideration to the various issues identified.

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**GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:** Mr. Lied updated the Planning Commission regarding pre-application meeting request, and the status of active construction projects. Discussions were held, comments and questions were asked, which were answered.

**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 9:20 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township  
Recording Secretary