

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

January 28, 2019

REORGANIZATION

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Garden Spot Frame & Alignment	Preliminary/Final Land Dev. Plan	N/A
Members First	Final Minor Sub/Land Dev. Plan	2-21-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	4-01-2019
Heatherwoods Phases 4 & 5	Final Plan	4-20-2019
Mt. Zion Baptist Church	Final Land Development Plan	4-25-2019
Presidential Cabinets	Sketch Plan	N/A

BRIEFING /GENERAL DISCUSSION ITEMS

Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 28, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 28, 2019 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Schlegel, Vice Chairman Paul Wenger, Robert Zimmerman, Ralph Buckles, and Kathleen O'Connell

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

Visitors: Todd Shoaf of Pioneer Management, Barry Simpson, Gary McEwen of Berks Homes, Derek Snyder, Andy McComsey, Mike Mellinger and Eagle Scout Alex Mellinger, Joyce Gerhart of RGS Associates, and Dave Mease of Diehm and Sons

Chairman Schlegel announced that the Board of Supervisors had re-appointed Sidni Schlegel and Robert Zimmerman for another four-year term expiring December 31, 2022.

REORGANIZATION: Chairman Schlegel turned the meeting over to Mr. Lied for the purposes of conducting the reorganization.

MOTION: Chairman Schlegel made a motion, seconded by Bob Zimmerman to nominate Paul Wenger as Chairman of the East Cocalico Township Planning Commission. No further nominations were made and the nominations were closed. No questions or comments were offered. Following the closure of the nominations, a vote was taken and Paul Wenger was elected Chairman unanimously. (5/0)

MOTION: Bob Zimmerman made a motion, seconded by Ralph Buckles to nominate Sid Schlegel as Vice Chairman of the East Cocalico Township Planning Commission. No further nominations were made and the nominations were closed. No questions or comments were offered. Following the closure of the nominations, a vote was taken and Sidni Schlegel was elected Vice Chairman unanimously. (5/0)

MOTION: Chairman Wenger made a motion, seconded by Robert Zimmerman to nominate Chris Fitterling as Secretary of the East Cocalico Township Planning Commission. No further nominations were made and the nominations were closed. No questions or comments were offered. Following the closure of the nominations, a vote was taken and Chris Fitterling was elected Secretary unanimously. (5/0)

Mr. Lied turned the meeting over to Chairman Wenger. Chairman Wenger acknowledged and thanked Sidni Schlegel for the many years he served as Chairman of the Planning Commission.

APPROVAL OF MINUTES:

MOTION: Vice Chairman Schlegel made a motion, seconded by Mr. Zimmerman, to approve the Planning Commission meeting minutes of Monday, December 17, 2018. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

GARDEN SPOT FRAME & ALIGNMENT – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN:

Todd Shoaf of Pioneer Management and Barry Simpson, Derek Snyder, and Andy McComsey of Garden Spot Frame and Alignment were present for this plan. Mr. Lied gave a background of the plan. Mr. Lied stated that the project previously received a recommendation for Conditional Approval by the Planning Commission, and then obtained Conditional Approval from the Board of Supervisors. Following the granting of the conditional approval, the applicant decided to evaluate some site layout and grading changes in order to value engineer the project. Those changes are outlined on the most recent plan submission. Mr. Lied indicated that he had discussed the project status and nature of the changes proposed with the Township Solicitor, who recommended the changes be considered under

PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 28, 2019

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

GARDEN SPOT FRAME & ALIGNMENT

the prior conditional approval with acknowledgement from the Board of Supervisors. Barry Simpson and Todd Shoaf discussed the specifics of the recent plan and site layout adjustments in more detail and referenced the shifting the building back (away from Route 272), raising the proposed building finish floor, eliminating a retaining wall, shifting the detention basin, etc. The proposed building footprint has not changed, but the building has been moved back approximately 100 feet. Mr. Lied noted the main purpose of the discussion tonight was to update the Planning Commission of the changes that have occurred since their prior recommendation for conditional approval. Mr. Lied indicated that the Township and Becker received the updated plan submission on December 21, 2018, and Becker issued a review letter dated January 22, 2019. It was noted that ECTA/CDM-Smith issued a letter dated January 14, 2019 confirming the plans address ECTA's design requirements, and LCCD issued approval of the minor amendment to the prior NPDES permit authorization issued for the project. The applicant has also obtained the PennDOT Highway Occupancy Permit for the project. Mr. Shoaf noted that they have no real concerns with the comments within the Becker review letter and will work with Becker and the Township to address any issues. It was noted that Mr. Simpson has selected a general contractor and intends to proceed with construction in the Spring. Mr. Lied noted that based on the prior recommendation for conditional approval by the Planning Commission and prior conditional approval from the Board of Supervisors no official motions are needed from the Planning Commission tonight.

MEMBERS FIRST - FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (2-21-2019): No one was present for this plan. Mr. Lied highlighted the current status of the plan. Mr. Lied indicated that the Planning Commission previously recommended conditional approval of the plan to the Board of Supervisors. The Township is awaiting updated plans for review. The applicant has also received ECTA/SCM-Smith review comments.

MOTION: Vice Chairman Schlegel made a motion, seconded by Mr. Buckles, to table the Members First Final Minor Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (04-01-2019): No one was present for this plan. Mr. Lied noted there is no new information.

MOTION: Ralph Buckles made a motion, seconded by Robert Zimmerman, to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

HEATHERWOODS PHASES 4 & 5 – FINAL PLAN (04-20-2019): Joyce Gerhart from RGS Associates, and Gary McEwen of Berks Homes were present for the plan. Mr. Lied highlighted the status of the plan and prior plans related to the development. Ms. Gerhart highlighted the various items being coordinated with the Township and Township Solicitor related to the required easements and HOA documents. Discussions continued on the driveway alignment, sight distances, the prior Phase 3 land swap, cluster mailboxes, and basin fencing. Ms. Gerhart provided several written waiver/modification requests in response to the Becker review letter. Discussions continued. Mr. Lied recommended the following motions.

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend conditional approval of a waiver/modification of §5.558 of the Subdivision and Land Development Ordinance related to the required driveway separation of 40' from the intersection of a minor street cartway as it relates to proposed Lot 46, conditioned upon the final location of the driveway being deemed acceptable to Scott Russell, Township Manager/Transportation Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES

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SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

HEATHERWOODS PHASES 4 & 5

MOTION: Vice Chairman Schlegel made a motion, seconded by Chairman Wenger, to recommend conditional approval of a waiver/modification of the requirements of §194-25.K.(12)(c) of the Subdivision and Land Development Ordinance related to utility backfill requirements within the legal right-of-way of streets conditioned on the placement of the backfill meeting the same criteria outlined as part of the identical waiver/modification approval for the Phase 3 Final Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, recommend conditional approval of a waiver/modification of the requirements of §5.2193 of the Subdivision and Land Development Ordinance related to sight distance requirements at intersections to authorize the applicant to utilize current PennDOT standards to evaluate required sight distances based on PennDOT's safe stopping distance requirements to the satisfaction of the Scott Russell, Township Manager/Transportation Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend conditional approval of the Heatherwoods Phases 4 and 5 Final Plan based on the applicant resolving all items as outlined in the January 25, 2019 Becker Engineering Review Letter to the satisfaction of the Township, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (04-25-2019): No one was present for this plan. The Planning Commission previously recommended conditional approval of the plan to the Supervisors. Mr. Lied stated there is no new information to report. The applicant and applicant's consultant are resolving water and fire protection issues with ECTA before the plan proceeds to the Supervisors for conditional approval.

PRESIDENTIAL CABINETS – SKETCH PLAN: Dave Mease of Diehm and Sons was present for this plan. Mr. Lied highlighted the general background related to the plan and associated waiver/modification requests. Mr. Lied indicated that the applicant had previously obtained several variances from the Zoning Hearing Board. Mr. Mease discussed the plan and the applicant's interest in gaining clarity on the Township's position regarding the waiver/modification requests. Mr. Lied highlighted this as expressed during a conference call with Mr. Mease and Scott Russell earlier in the day. Mr. Russell is recommending a deferral of road widening, curb and sidewalk. Discussions continued on the frontage improvements (curb, sidewalk, and widening) and the implications of a deferral verses a waiver. It was noted that the Township's typical approach regarding deferrals is to have notation added to the plan stating the improvements could be required of the applicant in the future at such time as deemed necessary by the Township/Board of Supervisors. Mr. Lied indicated the specifics of what may trigger the future need or any of these improvements could be discussed with the Board of Supervisors.

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of the requirements of §194-7.C.(3) and §194-9.A.(1) of the Subdivision and Land Development Ordinance related to the requirement for submission of a Preliminary Plan, to allow the applicant to submit the project for review as a combined Preliminary/Final Plan meeting the requirements of both. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend conditional approval of a deferral of the requirements of §194-25.C.(1) of the Subdivision and Land Development Ordinance related to the requirement to improve adjacent existing streets, conditioned upon appropriate notation being placed on the approved plan documenting the deferral to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES

MONDAY, JANUARY 28, 2019

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

PRESIDENTIAL CABINETS

MOTION: Vice Chairman Schlegel made a motion, seconded by Mr. Buckles, recommend approval of a waiver/modification of the requirements of §194-30.M of the Subdivision and Land Development and Land Development Ordinance related to sight lighting of vehicle parking areas to authorize the use of limited building mounted lighting in the vicinity of the parking area to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Mr. Buckles, recommend approval of a waiver/modification of the requirements of §194.31.H of the Subdivision and Land Development and Land Development Ordinance related to sight lighting of off-street loading areas to authorize the use of limited building mounted lighting in the vicinity of the off-street loading area to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Buckles made a motion, seconded by Mr. Zimmerman, to recommend approval of a waiver/modification of the requirements of §194.30.R.(1) and §194-30.R.(4) of the Subdivision and Land Development and Land Development Ordinance related to oversized parking spaces to authorize the applicant to provide a “back-in” style space with a length of 40’ in lieu of a 70’ long pull-through space. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend conditional approval of a deferral of the requirements of §194.32.A of the Subdivision and Land Development Ordinance related to the requirement for sidewalk along the public street, conditioned upon appropriate notation being placed on the approved plan documenting the deferral to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend conditional approval of a deferral of the requirements of §194.33.A of the Subdivision and Land Development Ordinance related to the requirement for concrete curbing along the public street, conditioned upon appropriate notation being placed on the approved plan documenting the deferral to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

BRIEFING & OTHER GENERAL DISCUSSION ITEMS - UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied briefly highlighted some pre-application meetings being scheduled and possible and indicated that there are other possible projects being considered for the future. Brief discussion held.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Chairman Wenger made a motion, seconded by Ralph Buckles to adjourn the meeting at 8:50 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Sidni Schlegel
Planning Commission Vice Chairman