

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**January 29, 2018**

### **REORGANIZATION**

### **APPROVAL OF MINUTES**

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

| <b><u>Plan</u></b>  | <b><u>Status</u></b>           | <b><u>Deadline</u></b> |
|---------------------|--------------------------------|------------------------|
| Heatherwoods (Ph 3) | Final Plan                     | 2-18-2018              |
| Timothy L. Youndt   | Final Land Development Plan    | 2-18-2018              |
| Fox Brooke          | Preliminary Sub/Land Dev. Plan | 4-6-2018               |

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

Jason Hollinger – Waiver of Land Development

Members 1<sup>st</sup> – Pre-Planning Meeting Update

Witwer – Pre-Planning Meeting Update

Twin Pine – Stormwater Management Plan

Graybill/Zimmerman Rezoning Request – Status Update

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 29, 2018**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 29, 2018 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

### **ATTENDANCE:**

Planning Commission: Vice Chairman Paul Wenger, Secretary Chris Fitterling, Steve Graybill, Ralph Buckles, Robert Zimmerman and Kathleen O'Connell

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

Visitors: Joyce Gerhart, Gary McEwen, Gary Zimmerman, Brad Stewart, Casey Jones, Casey Kerschner, and Thomas Jones

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

**MOTION:** Chris Fitterling made a motion, seconded by Steve Graybill to nominate G. Sidni Schlegel 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 G. Sidni Schlegel was elected Chairman unanimously. (6/0)

**MOTION:** Chris Fitterling made a motion, seconded by Ralph Buckles to nominate Paul W. Wenger 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 Paul W. Wenger was elected Vice Chairman unanimously. (6/0)

**MOTION:** Bob Zimmerman made a motion, seconded by Ralph Buckles 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. (6/0)

Mr. Lied turned the meeting over to Vice Chairman Wenger. Vice Chairman Wenger welcomed the new member Kathleen O'Connell to the Planning Commission.

### **APPROVAL OF MINUTES:**

**MOTION:** Steve Graybill made a motion, seconded by Ralph Buckles, to approve the Planning Commission meeting minutes of Monday, December 18, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

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

**HEATHERWOODS (PH. 3) FINAL PLAN (02-18-2018):** Joyce Gerhart and Gary McEwen were in attendance tonight for this plan. Mr. Lied highlighted the current status of the plan and related agency approvals. The updated Phase 3 Final Plan was submitted for review and Becker issued a review letter earlier in the day. Ms. Gerhart stated they had no comments relative to the recent Becker Engineering review letter. Mr. Lied noted that the final details are being worked through on the relocation of the current temporary cul-de-sac at the end of Cranberry Circle. The current temporary cul-de-sac needs to be relocated in order to accommodate the proposed storm water basin in that area, which needs to be constructed early in the Phase 3 construction. Mr. McEwen noted that the covenants and restrictions that were originally recorded for the earlier phases of the development will be consistent with the Phases 3, 4 and 5. The covenants and restrictions were written for the entire property. The residents in Phases 3, 4 and 5 will have a Homeowners Association, in addition to being bound by the covenants and restrictions. Brad Stewart of the LCPC noted that he has reviewed the Phase 3 Final Plan, and highlighted his prior comment related to a possible trail connection. Discussions continued regarding the location of the Horseshoe Trail relative to the subject property. Mr. Lied noted that the applicant recently submitted a waiver/modification request to the Township requesting a waiver \$3.247 of the

# PLANNING COMMISSION MEETING MINUTES

## MONDAY, JANUARY 29, 2018

### HEATHERWOODS (PH. 3) FINAL PLAN (CONTINUED)

Subdivision and Land Development Ordinance in order to allow construction of a model single family home and a model townhouse prior to final plan approval. The applicant's request includes an acknowledgment that if the waiver is granted and the applicant begins construction that they are proceeding at their own risk and hereby agree to hold harmless East Cocalico Township regarding any future approval which may or may not be granted. The Planning Commission did not express any concerns with the Township and Board of Supervisors evaluating the request to construct the model units. Mr. Lied also stated that it is anticipated that a future waiver modification will be submitted relative to utility trench backfill requirements within public roadways. The applicant is pursuing geotechnical testing and soil evaluation information to support the possible utilization of existing on-site soils materials in lieu of full depth stone backfill.

**MOTION:** Mr. Zimmerman made a motion, seconded by Secretary Fitterling, to recommend conditional approval of the Heatherwoods Phase 3 Final Plan conditioned upon the applicant addressing all outstanding comments as identified in the Becker Engineering, LLC Review Letter dated January 29, 2018 to the satisfaction of the Township, Township Engineer, and Township Solicitor. No questions or comments were offered. Motion carried unanimously. (6/0)

**TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (02-18-2018):** No one was in attendance for this plan. Mr. Lied highlighted the status of the plan and related agency approvals. It was noted that the Planning Commission previously recommended Conditional Approval, but the project has not moved forward to the Supervisors. The applicant's consultant has resubmitted updated plans for review, but they have indicated that they are still addressing certain outstanding items. They have initiated the submission process with the East Cocalico Township Authority. They are awaiting capacity letter approval in order for DEP to approve their Sewage Facilities Module Exemption. No action needed by the Planning Commission tonight.

**FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (04-06-2018):** No one was in attendance for this plan. Mr. Lied noted that the Supervisors approved the time extension. The Township is waiting for updated information. Mr. Lied noted that PennDOT had them redo their traffic counts based on the duration of time that has passed. To date they have not resubmitted to PennDOT.

**MOTION:** Mr. Graybill made a motion, seconded by Mr. Buckles, recommended to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

### BRIEFING/OTHER GENERAL DISCUSSION ITEMS:

**JASON HOLLINGER – WAIVER OF LAND DEVELOPMENT:** The waiver of land development as prepared by Pioneer Management was received by the Township on January 24, 2018. Mr. Lied explained the general scope of the proposed project, which involves the proposed construction of a second dwelling unit on the property. As outlined in the submission, the property previously had a second dwelling unit that was removed and reconstructed off-site. The Township staff and Becker are currently reviewing the request to determine what if any possible conditions would be appropriate for consideration by the Board of Supervisors when they are evaluating the waiver request.

**MOTION:** Mr. Zimmerman made a motion, seconded by Mr. Graybill, to recommend conditional approval of the request for waiver of land development plan requirements related to the proposed Jason Hollinger Project at 136 North Muddy Creek Road, as submitted by Pioneer Management dated January 24, 2018, conditioned upon the Township Staff and Township Engineer developing and presenting suggested conditions for consideration by the Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (6/0)

**MEMBERS 1<sup>ST</sup> PRE-PLANNING MEETING UPDATE:** Mr. Lied highlighted that a recent pre-planning meeting was held regarding a proposal to construct a Members 1<sup>st</sup> Federal Credit Union at the northwest corner of the intersection of Route 272 and Denver Road. The applicant is interested in proceeding. The proposed method of accessing the site utilizing a shared access arrangement with the existing hotel was discussed. Brief discussions continued.

# PLANNING COMMISSION MEETING MINUTES

## MONDAY, JANUARY 29, 2018

### **BRIEFING/OTHER GENERAL DISCUSSION ITEMS:**     *(CONTINUED)*

**WITWER PRE-PLANNING MEETING UPDATE:** Mr. Lied highlighted that a recent pre-planning meeting was held regarding a possible industrial warehouse/light assemble building along Route 272 north of Kurtz Road.

**TWIN PINE STORMWATER MANAGEMENT PLAN:** Mr. Lied highlighted that a storm water management plan has been submitted and is currently under review.

**GRAYBILL/ZIMMERMAN REZONING REQUEST STATUS UPDATE:** It was noted that a meeting was held at the County Planning Commission with the applicant, Township and Planning Commission staff to discuss the proposed zoning change. Per Mr. Stewart the discussions with the LCPC involved potential traffic impacts, the possibility of looking at future development potential and zoning in the general area, consistency adjacent zoning, consistency with the Comprehensive Plan and potential need for an update to the Comprehensive Plan, Official Map, recommendation for coordination with Denver Borough, etc. • Mr. Stewart further clarified that if the LCPC was involved with the preparation of the Official Map, the only items the Township would essentially be responsible for would be the Township's Solicitor fee and the required advertising fees.. Mr. Stewart expressed that joint municipal official maps can also be created. • Mr. Lied briefly highlighted some other on-going construction projects within the Township and potential future pending projects.

### **ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Mr. Buckles to adjourn the meeting at 8:45 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling, Secretary