

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

January 30, 2017

REORGANIZATION

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Fox Brooke	Preliminary Sub/Land Dev. Plan	4-11-2017
Wabash Landing	Phase 1 Final Plan	4-13-2017
NHT Holdings LLC	Preliminary Land Development Plan	5-24-2017
UGI	Sketch Plan	N/A
Stevens Feed Mill	Sketch Plan – Waiver	N/A

BRIEFING /GENERAL DISCUSSION ITEMS

UGI	Preliminary Land Development Plan	4-30-2017
Tru – Denver	Sketch Plan	N/A

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 30, 2017

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 30, 2017 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Sidni Schlegel, Vice Chairman Paul Wenger, Secretary Chris Fitterling, Steve Graybill, and Ralph Buckles

Employees: Lisa A. Kashner, Recording Secretary

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

Transportation Eng.: Scott Russell, P.E.

Visitors: David Stahovich and Joe Swope from UGI; Rob Fogarasi from Binswanger; Dino Cesarini, Mark Heeb, and Lauren Hudak from BL Companies; Timothy Cassidy from Bernardon; Dave Mease from Diehm & Son; Delvin Martin a partner for Stevens Feed Mill; and Richard Hoover of Hoover Builders

REORGANIZATION: Chairman Schlegel turned the meeting over to Mr. Lied to conduct the reorganization.

MOTION: Vice Chairman Wenger made a motion, seconded by Ralph Buckles 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. (5/0)

MOTION: Secretary Fitterling made a motion, seconded by Chairman Schlegel 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. (5/0)

MOTION: Chairman Schlegel 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. (5/0)

Mr. Lied turned the meeting over to Chairman Schlegel.

APPROVAL OF MINUTES:

MOTION: Steve Graybill made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, December 19, 2016. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

Mr. Lied suggested the Planning Commission adjust the meeting agenda slightly to accommodate projects with representatives in attendance first.

PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 30, 2017

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

UGI – PRELIMINARY LAND DEVELOPMENT PLAN (04-30-2017): David Stahovich, Joe Swope, Rob Fogarasi, Mark Heeb and Lauren Hudak were in attendance for this plan. Mr. Lied gave a general overview of the project and prior related activities. It was noted that the applicant is very interested in moving this project along as fast as they can due to their timeline and goals. Preliminary/Final Land Planning Development Plans were recently submitted to the Township for review and discussion at next month's Planning Commission meeting. Informal pre-application meetings and discussions were held, and a traffic scoping meeting is scheduled with PennDOT and Township representatives on Wednesday, February 1, 2017. Mr. Cassidy re-iterated that the UGI Preliminary/Final Land Development Plan was submitted in time for review for the February Planning Commission Agenda. Mr. Cassidy noted to the Planning Commission that the objective of attending tonight is to give the Planning Commission an introduction and overview of the project, explain how the design of the project has developed to date, and answer any initial questions the Planning Commission may have. Mr. Heeb brought exhibits for presentation and discussion. The UGI design team outlined key aspects of the site and project:

- The property proposed for development is 32 acre and currently undeveloped with portions of the site being farmed.
- The site is zoned Light Industrial
- The proposed use, office building, is permitted by by-right within Light Industrial Zone
- To the south of the site is the Benderson tract and the site is also bounded by the Turnpike to the north, Route 222 to the east, Colonel Howard Boulevard to the south and Pepperidge Farm Lane to the west.
- Preliminary environmental investigations identified six wetlands pockets and several ephemeral and intermittent streams
- The site's topography varies from 465 to 432 (approximately 33 feet of elevation)
- A Phase 1 Bog Turtle Survey was completed (and identified one area of potential habitat for bog turtles), a Phase 2 Bog Turtle Study is to start in April 2017
- Public water is available from East Cocalico Township Authority (ECTA) along Colonel Howard Blvd.
- Electric facilities exist along Pepperidge Farm Lane that could be accessed to provide service to the site.
- Public sanitary sewer – the design team is currently working with ECTA to verify the most cost efficient and viable routing of the future connection
- since the applicant is UGI coordinating gas service is not a concern
- Mr. Buckles asked where the fiber optic service is coming in from, and Mr. Heeb suspects that it would be coming in along Colonel Howard Blvd., they will be reaching out to Verizon.
- UGI is proposing a 105,000 sf building, 1st floor 35,000 sf (three stories), 240-330 approximate employees, 410 parking spaces located outside of a 300' bog turtle buffer, an area for future parking is shown on the plan that may or may not happen
- UGI is evaluating possible pursuit of LEED design certification and possibly providing some recreation amenities, walking trail for the employees
- The focus of Wednesday, February 1st meeting with PennDOT is to attempt to clarify issues related to the proposed method of accessing the site and associated required traffic improvements.
- UGI Representatives realize that parking on Colonel Howard is an issue and have talked about several possible solutions to this. A Park and Ride was mentioned as one possible approach.
- The Township noted the need for appropriate pedestrian connections and will further consider where it would be appropriate for these to be provided
- Stream tributary corridors Mr. Lied noted that the site does not have tributaries identified on the Riparian Buffer Overlay Map, but noted that proposed layout identifies and attempts to respect the 50' from top of bank which is the DEP standard for floodway identification.

Mr. Lied and Mr. Russell are open to technical review meetings to resolve or clarify future comments. Discussions continued.

PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 30, 2017

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

STEVENS FEED MILL – SKETCH PLAN WAIVER: Dave Mease, Delvin Martin, and Richard Hoover were in attendance for this plan. Mr. Mease highlighted the information shown on the Sketch Plan: The project would include the demolition of an existing 1,700 sf building, and construction of a new 1,700 sf building in the same location. Mr. Lied noted that he finds the proposed approach of “swapping” the removal of existing impervious area to offset the impact of additional impervious areas as a viable approach to address the stormwater impacts, but wants to further review the specific amounts to be removed in more detail. Mr. Russell stated that they would still have to comply with Act 209 Traffic Impact Program. Mr. Lied indicated that the waiver of Land Development could go before the Board of Supervisors after the Zoning Officer makes an official determination with respect to the project and associated Zoning Ordinance matters. Mr. Lied explained that because the existing use is an existing non-conformity relative to zoning, the Zoning Officer has to determine if this initial proposed work is an “expansion” of the existing non-conformity. The Planning Commission indicated that assuming the Zoning Ordinance issues are addressed and based on the limited scope of the proposed improvements shown on the Sketch Plan, they generally support a conditional waiver of Land Development with appropriate conditions developed by the Township Staff and Township Engineer’s for consideration by the Board of Supervisors.

MOTION: Secretary Fitterling made a motion, seconded by Ralph Buckles, to recommend that upon the applicant satisfying the Zoning Officer relative to Zoning matters, the Planning Commission supports a conditional waiver of Land Development with appropriate conditions developed by the Township Staff and Township Engineer’s for consideration by the Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (5/0)

FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (04-11-2017): No one was present for this plan. Mr. Russell and Mr. Lied highlighted that the Traffic Impact Study (TIS) has not been approved by PennDOT. It was explained that the applicant’s consultants need to put sketches together to evaluate the potential for roundabouts at the intersection of Rt. 272 and Muddy Creek Road and at the proposed intersection of the development entrance and Rt. 897 as requested by PennDOT to demonstrate if the option is feasible or not feasible. Lengthy discussions continued.

MOTION: Vice Chairman Wenger made a motion, seconded by Secretary Fitterling to table the plan Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

WABASH LANDING – PHASE 1 FINAL PLAN (04-13-2017): No one was present for this plan. Mr. Lied noted the Planning Commission previously recommended Conditional Approval of the plan. The applicant is awaiting comments from DEP. No new information. No further action is required by the Planning Commission at this time.

NHT HOLDINGS LLC – PRELIMINARY LAND DEVELOPMENT (05-24-2017): No one was present for this plan. Mr. Lied and Mr. Russell stated that updated plans have been received and PennDOT’s Highway Occupancy Permit review letter indicated that their access drives must be reconfigured. The Authority strongly advises the applicant to connect to public water and sanitary sewer. ECTA issued a letter to the Board of Supervisors regarding the matter, which has been challenged by the applicant’s attorney in court. Discussions continued.

MOTION: Ralph Buckles made a motion, seconded by Steve Graybill to table the NHT Holdings Preliminary Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 30, 2017

BRIEFING/GENERAL DISCUSSION ITEMS: UGI submitted the preliminary/final plan which is being reviewed by Becker and Rettew. A meeting with UGI and PennDOT is scheduled for this Wednesday. • **Tru-Denver (Tru Hilton) Red Carpet Inn** preplanning discussions were previously held. Discussions were held on access management. It was noted that the Sketch Plan only proposes access onto North Reamstown Road.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Ralph Buckles to adjourn the meeting at 9:25 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling, Secretary