

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**July 30, 2018**

### **APPROVAL OF MINUTES**

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

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Timothy L. Youndt	Final Land Development Plan	8-17-2018
45 S. Reamstown Road - Hurst	Annexation Plan	8-19-2018
Fox Brooke	Preliminary Sub/Land Dev. Plan	10-3-2018
Members 1 <sup>st</sup>	Final Minor Sub/Land Dev. Plan	10-26-2018
Mt Zion Baptist Church	Preliminary Land Dev.	10-27-2018

### **GENERAL DISCUSSION ITEMS**

Graybill/Zimmerman - Zoning Ordinance Amendment – Rezoning  
Update Regarding Status of Active Construction Projects

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES**

### **MONDAY, JULY 30, 2018**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, July 30, 2018 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 Steve Graybill

Land Planning Eng.: Brent Lied, P.E

Visitors: Brad Stewart of LCPC, Mike Diehl, Rick Castranio of Alpha Consulting Eng., and Scott Miller of Stackhouse Bensinger

#### **APPROVAL OF MINUTES:**

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Zimmerman, to approve the Planning Commission meeting minutes of Monday, June 25, 2018. No questions or comments were offered. Motion carried unanimously. (5/0)

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

**TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (08-17-2018):** No one was present for this plan. Mr. Lied highlighted the plan, and stated that a time extension will be needed. No further action needed at this time. Mr. Schlegel enquired if the property had recently changed ownership based on property transfer information published in the newspaper. Mr. Lied indicated he will investigate and confirm.

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Zimmerman, to table the Timothy L. Youndt Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**45 SOUTH REAMSTOWN ROAD ANNEXATION PLAN (08-19-2018):** No one was present for this plan. Mr. Lied noted the plan and associated waiver/modifications were previously recommended for approval by the Planning Commission at the last meeting. Mr. Lied indicated that the plan and waiver/modifications are currently intended to be on the agenda for consideration at the next Board of Supervisors. No further action needed at this time.

**FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (10-03-2018):** No one was present for this plan. Mr. Lied noted that the applicant and applicant's traffic consultant are currently attempting to resolve outstanding issues related to the PennDOT Traffic Impact Study (TIS). The TIS must be approved by PennDOT in order to proceed with the more detailed PennDOT Highway Occupancy Permit approval process. There was a resubmission of the TIS to PennDOT and a PennDOT response was issued recently. The majority of the current TIS comments relate to the development's impacts to the intersection of Rt. 272 and Rt. 897, and the intersection of Rt. 272 and Muddy Creek Church Road.

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

**MEMBERS 1<sup>ST</sup> FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (10-26-2018):** Rick Castranio of Alpha Consulting Engineering was present for this plan. Mr. Lied highlighted the general scope of the project as submitted. Mr. Lied indicated that a plan review letter was issued on July 27, 2018. Mr. Castranio acknowledged receipt of the review letter and indicated he was present to introduce the project to the Planning Commission. Mr. Castranio provided further background relative to the project and proposed use of the site. Mr. Lied noted that Mr. Castranio has requested to sit down with Becker and the LCCD to review recent soils testing information obtained and discuss the proposed approach to address stormwater and NPDES permit requirements. Mr. Lied also highlighted the various waiver/modifications that were included in the plan submission and which will need to be considered by the Planning Commission at a future meeting. Discussions continued.

**MOTION:** Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to table the Members 1<sup>st</sup> Final Minor Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

## **PLANNING COMMISSION MEETING MINUTES**

### **MONDAY, JULY 30, 2018**

**MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOPMENT PLAN (10-27-2018):** Scott Miller of Stackhouse Bensinger and Mike Diehl representing Mt. Zion Baptist Church were present for this plan. Mr. Lied briefly highlighted the plan and updated status of the various outside agency reviews and approvals. Mr. Miller provided additional clarification and background regarding the plan. Mr. Miller enquired about the new Becker comment relative to the re-evaluation of the alignment and traffic controls at the one specific internal access drive intersection. Mr. Lied explained that based on recent coordination with Scott Russell, this intersection stood out based on the unique alignment and therefore the Township would like to discuss potential safety improvements in more detail. Mr. Miller stated there are still some outstanding questions which the Township staff needs to respond to as noted in the Becker letter. Mr. Lied indicated that the comments remained in the letter pending official feedback from the Zoning Officer, BCO and Fire Marshall. Mr. Lied noted the park and open space requirements and associated fee in-lieu-of are typically addressed directly with the Board of Supervisors. The various waiver/modifications were discussed in detail resulting in the following motions:

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-14.C.(4)(a), §194-14.E.(7) and §194-40 related to relieving the applicant from delineating and depicting additional wetlands on the subject tract beyond the wetland areas are currently shown within the immediate proximity of the project area and associated disturbance. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Zimmerman made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-33.E.(1) related to concrete curbing, to authorize the applicant to utilize 18" deep vertical concrete curb in lieu of the current standard 22" deep curb. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-14.D.(9) related to the requirement to provide detailed cross-sections of required frontage improvements at a 50' interval, and authorize the alternative submission of an enlarged plan view with detailed topography and spot elevation to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

Mr. Lied noted that he discussed the road frontage improvements as currently depicted on the plan in detail with the Township Transportation Engineer, Mr. Scott Russell. Mr. Lied explained Mr. Russell's position relative to the pending waiver/modifications including his support for the alternate asphalt trail approach.

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-25.C.(1), §194-25.J.(1) and §194-25.K. related to requiring improvements and widening of the existing streets along the property frontage to relieve the applicant from any required widening. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-32.A. and §194-32.C.(1) related to the requirement for the installation of concrete sidewalk along the frontage of the subject property, and authorize the applicant to install a 5' wide asphalt pedestrian path along the frontage of the property as depicted on the current plans in lieu of providing concrete sidewalk. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to approval of a deferral of the requirements of §194.33.A.(1) related to the installation of concrete curbing along the frontage of the subject property conditioned on notation acceptable to the Township being placed on the plan related to the deferral. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend approve a waiver of §194-41.C. related to the requirement for street trees to be installed along the frontage of the property. No questions or comments were offered. Motion carried unanimously. (5/0)

## **PLANNING COMMISSION MEETING MINUTES**

### **MONDAY, JULY 30, 2018**

#### **MT. ZION BAPTIST CHURCH      (CONTINUED)**

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-25.L.(5) related to the requirement to provide a 100' clear sight triangle at the intersection of the existing access drive and Denver Road, and allow the applicant to utilize a reduced symmetrical clear sight triangle that is maximized to the extent possible to fit within the constraints of the existing property lines. No questions or comments were offered. Motion carried unanimously. (5/0)

Discussions continued about the outside agency reviews. In response to further questions and suggestions from the Planning Commission, Mr. Diehl indicated that the church could consider utilizing internal traffic control personnel if necessary to address concerns. Mr. Miller requested conditional plan approval.

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend conditional plan approval of the Mt. Zion Baptist Church Preliminary Land Development Plan conditioned upon the applicant addressing all items as outlined in the Becker Engineering, LLC. review letter dated July 30, 2018 to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor. No questions or comments were offered. Motion carried unanimously. (5/0)

**BRIEFING & OTHER GENERAL DISCUSSION ITEMS: GRAYBILL/ZIMMERMAN – ZONING ORDINANCE AMENDMENT - REZONING:** It was noted that Mr. Bob Zimmerman and Mr. Steve Graybill recused themselves from representing the Planning Commission for the Graybill/Zimmerman discussion. Mr. Zimmerman departed the meeting. Mr. Graybill remained to represent the applicants relative to the pending Zoning Ordinance text amendment and related rezoning request. Mr. Lied noted the Lancaster County Planning Commission (LCPC) recently reviewed the proposed text amendment and issued their review letter to the Township dated July 24, 2018. Mr. Stewart summarized and discussed the various key comments and recommendations within the LCPC review of the proposed text amendment. • The proposed amendment will add a definition to §220-11.C for warehousing and wholesale trade establishments. • Proposed modification involves adding performance standards that will provide applicants flexibility to develop warehousing and wholesale trade establishments within the existing 500' setback requirement from schools, day-care facilities, parks, playgrounds, libraries, hospitals, retirement homes, or medical residential homes. The 500' setback requirement also applies when the neighboring property is zoned Rural Residential, Suburban Residential (R-1), High Density Residential (R-2), Traditional Residential (R-3), Mobile Home Park (MHP), and/or Village Overlay. The proposed amendment will add language to §220-126.B, which will allow the construction of warehousing and wholesale facility within the 500' setback only if the applicant meets six performance standards. Mr. Stewart gave a summary of the standards with LCPC recommendations (1) Surfacing, (2) Location, (3) Noise, (4) Noise Attenuation, (5) Anti-Idling, and (6) Lighting. Lengthy discussions continued. Mr. Lied noted that based on recent discussions with the Township Manager regarding the LCPC comments related to the anti-idling, the Township would likely be supportive of adjusting or removing the idling wording, since the issue is addressed by other state or federal regulations. Mr. Lied also noted that the Township Zoning Ordinance currently has requirements and standards relative to enforcing noise and lighting, so the LCPC comments about available Township resources and staff to enforce the amendment standards applies to enforcing today's standards and therefore is not unique to the new amendment. Mr. Lied noted that the LCPC concerns relative to stormwater would be addressed through the existing requirements of the Stormwater Management Ordinance regulations and the Land Development approval process. Further discussions occurred about the landscaping comments, the previously discussed private covenant and enhanced buffering which the applicant discussed with the adjacent property owners.

The Planning Commission also discussed the proposed rezoning request which involves the proposed rezoning of properties from Rural Residential (R) and Suburban Residential (R-1) to Light Industrial (I-1) and Traditional Residential (R-3). Mr. Stewart provided a general overview of the prior LCPC review of the rezoning request dated January 22, 2018. Detailed discussions followed. Mr. Graybill indicated that he has shared draft wording related to the proposed covenant regarding the enhanced buffering of the adjacent properties with Mr. Russell. Mr. Graybill also indicated that the proposed rezoning of the adjacent church property was discussed with the church representatives, and they are not opposed to the pending rezoning.

**PLANNING COMMISSION MEETING MINUTES**  
**MONDAY, JULY 30, 2018**

**GRAYBILL/ZIMMERMAN**                      *(CONTINUED)*

Since a quorum was no-longer present to pass an official motion, the three Planning Commission members in attendance indicated that they generally support the proposed Zoning Ordinance text amendment and rezoning request with the Township and Board of Supervisors giving due consideration to the various key issues, such as providing an adequate buffer to the adjacent residentially zoned properties, understanding the details of the covenant being offered, and related items as discussions continue with the applicant.

**SHORT-TERM RENTALS:** Mr. Stewart highlighted that he is currently working on an LCPC report on short-term rental properties for use and consideration by municipalities. Mr. Stewart indicated that various cities, boroughs and municipalities were struggling with how to attempt to deal with this particular type of use. Discussions continued.

**ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Mr. Buckles made a motion, seconded by Vice Chairman Wenger to adjourn the meeting at 9:47 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Paul W. Wenger, Vice Chairman