

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

August 27, 2018

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Fox Brooke	Preliminary Sub/Land Dev. Plan	10-3-2018
Members 1 st	Final Minor Sub/Land Dev. Plan	10-26-2018

BRIEFING ITEMS / GENERAL DISCUSSION ITEMS

Paul Landis Subdivision	Final Plan	11-25-2018
Garden Spot Frame & Alignment – Layout Modifications		
Graybill/Zimmerman - Zoning Ordinance Amendment – Rezoning		
Update Regarding Status of Active Construction Projects		

ADJOURN

DRAFT

PLANNING COMMISSION MEETING MINUTES MONDAY, AUGUST 27, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, August 27, 2018 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

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

Land Planning Eng.: Brent Lied, P.E

Visitors: None

APPROVAL OF MINUTES:

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to approve the Planning Commission meeting minutes of Monday, July 30, 2018. No questions or comments were offered. Motion carried unanimously. (7/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (10-03-2018): No one was present for this plan. Mr. Lied stated that the applicant and applicant's consultants are continuing to work to resolve outstanding issues related to the PennDOT Traffic Impact Study (TIS). TIS comments were issued by PennDOT. Brief discussions held.

MOTION: Secretary Fitterling made a motion, seconded by Mr. Graybill, to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

MEMBERS 1ST FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (10-26-2018): No one was present for this plan. Mr. Lied highlighted that a technical review meeting was recently held with the applicant's consultant and a representative from the Lancaster County Conservation District (LCCD) to discuss the recent soils testing information, the prior stormwater management review comments and NPDES permit requirements. Becker and the LCCD provided guidance and recommendations relative to the design and permitting. Recent correspondence was received from the applicant's consultant noting that a resubmittal should be received within the near future, to be discussed at a future Planning Commission meeting. The applicant's consultant is also pursuing an NPDES permit and addressing design and permitting requirements with the East Cocalico Township Authority (ECTA). It was noted that Mr. Russell and Mr. Luongo had a recent meeting with representatives of the hotel property (the parent property for the proposed subdivision) to discuss the review comments related to shared access drive, pedestrian/ADA crossings, stormwater maintenance, etc.

MOTION: Mr. Zimmerman made a motion, seconded by Vice Chairman Wenger, to table the Members 1st Final Minor Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

BRIEFING & OTHER GENERAL DISCUSSION ITEMS:

PAUL LANDIS SUBDIVISION – FINAL PLAN (11-25-2018): No one was present for this plan. Mr. Lied briefed the Planning Commission on the project and noted that the plan that was recently received will be reviewed for the next Planning Commission meeting. Mr. Lied identified the project location on Naiperville Road and explained that the applicant is proposing to subdivide a single two-acre residential lot which is proposed to be served by on-lot water and sewer. Soils testing for the on-lot sanitary sewer system and replacement areas have been completed by the Township Sewage Enforcement Officer. The DEP Sewage Facilities Planning Module information was submitted with the plan.

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PLANNING COMMISSION MEETING MINUTES MONDAY, AUGUST 27, 2018

Mr. Lied noted that the Sewage Module process requires review by the Lancaster County Planning Commission, the Township Planning Commission, and then ultimately adoption by the Board of Supervisors for submission to DEP for approval.

MOTION: Mr. Graybill made a motion, seconded by Vice Chairman Wenger, to authorize the Secretary of the East Cocalico Township Planning Commission to sign Component 4B of the Sewage Facilities Planning Module when completed and satisfactory to the Township and Township staff. No questions or comments were offered. Motion carried unanimously. (7/0)

BRIEFING & OTHER GENERAL DISCUSSION ITEMS (CONTINUED)

GARDEN SPOT FRAME & ALIGNMENT – LAYOUT MODIFICATIONS: No one was present for this plan. Mr. Lied noted the applicant is continuing to finalize the permitting of the improvements along Rt. 272 with PennDOT. To date, the applicant and applicant's consultants have not obtained the PennDOT Highway Occupancy Permit (HOP). The applicant has already obtained an NPDES permit, and ECTA approval. Mr. Lied highlighted that during a recent meeting with the Township and Becker, the owner indicated that their building costs have increased significantly since the start of the project and that as a result they are looking at ways to redesign the site to reduce costs. Mr. Lied presented a concept plan which the applicant's consultant provided depicting the main building being shifted towards the rear portion of the site. Mr. Lied explained that the applicant has re-evaluated the need for the previously depicted storage area and storage building towards the rear of the lot. The shifting of the main building allows the building finish floor elevation to be raised, therefore significantly reducing earthwork and rock excavation associated with the site and associated stormwater improvements. The location of the access drive and scope of the road frontage improvements will remain the same. The applicant's consultant will be submitting detailed updated design plans in the future for review and approval by the Township and LCCD. No further action needed for the plan tonight.

GRAYBILL/ZIMMERMAN – ZONING ORDINANCE TEXT AMENDMENT - REZONING: It was noted that Mr. Zimmerman and Mr. Graybill recused themselves from representing the Planning Commission for the Graybill/Zimmerman text amendment discussion. The Planning Commission reviewed the text amendment. Mr. Lied noted that the Board of Supervisors authorized the text amendment to be advertised for Board of Supervisor consideration at their meeting on September 20, 2018. Mr. Lied read a portion of the public notice prepared by the Township Solicitor. It was explained that the amendment was revised to remove the text related to anti-idling based on feedback from the Lancaster County Planning Commission.

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to acknowledge that the Planning Commission supports the Graybill/Zimmerman Zoning Ordinance Text Amendment as printed. No questions or comments were offered. Motion carried unanimously. (5/2 recused)

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Vice Chairman Wenger to adjourn the meeting at 8:30 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Secretary