

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

September 24, 2018

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Members 1 st	Final Minor Sub/Land Dev. Plan	10-26-2018
Paul Landis Subdivision	Final Plan	11-25-2018
Fox Brooke	Preliminary Sub/Land Dev. Plan	12-1-2019

BRIEFING ITEMS / GENERAL DISCUSSION ITEMS

Zaucha Family Limited Partnership – Zoning Variance Submission

Claude Adair Lot Annexation Plan – Briefing Item

Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, SEPTEMBER 24, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, September 24, 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, Robert Zimmerman, Steve Graybill, and Kathleen O'Connell

Land Planning Eng.: Brent Lied, P.E

Visitors: Chris Falencki of Weiser Engineering Consultants, and Lesia Aungst

APPROVAL OF MINUTES:

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Graybill, to approve the Planning Commission meeting minutes of Monday, August 27, 2018. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MEMBERS 1ST FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (10-26-2018): No one was present for this plan. Mr. Lied noted that a plan review letter was previously issued and a technical meeting was held. Mr. Lied reported that he has had some correspondence with the applicant's consultant and the Township anticipates updated plans being submitted in the near future.

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

PAUL LANDIS SUBDIVISION – FINAL PLAN (11-25-2018): Chris Falencki of Weiser Engineering Consultants was present for this plan. Mr. Lied gave an overview of the proposed project and plan noting that a review letter was issued on September 21, 2018. Mr. Falencki displayed and highlighted additional aspects of the plan. Aspects related to the road frontage, roadside swales, and the existing pond were discussed in detail. Discussions were held in detailed on the pond and the undocumented discharge features. Mr. Falencki stated that there is no pipe or outlet structure visible in the pond, but the possibility a drain which helps keep the pond at a certain elevation. The existing and proposed septic systems were briefly discussed, and Mr. Falencki noting that is the emergency overflow area from the pond will be diverted away from the proposed on-lot sanitary sewer system and improvements on Lot 1. Mr. Lied highlighted that the applicant has provided a written waiver/modification request related to the road frontage improvements. Following the project discussions, the following motions were made.

MOTION: Vice Chairman Wenger made a motion, seconded by Bob Zimmerman, to recommend approval of wavier/modification of §194-13.C.(8), §194-25.C.(1), §194-25.J.(1), §194-25.K, and §194-33.F. as it is related to the widening and improvement of the existing roadway along the frontage of the subject property, conditioned upon the applicant regrading and re-establishing effective roadside swales to existing drainage facilities to the satisfaction of the Township and Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

It was noted that Mr. Falencki also submitted a waiver/modification related to swale side slopes. Mr. Lied indicated that additional evaluation would be required to determine if the design can be modified to eliminate the need for a waiver/modification or if the drainage areas are small enough to be considered lot grading.

PLANNING COMMISSION MEETING MINUTES MONDAY, SEPTEMBER 24, 2018

MOTION: Steve Graybill made a motion, seconded by Kathleen O'Connell, to recommend conditional approval of the Paul Landis Subdivision Final Plan conditioned upon the applicant addressing all items as outlined in the Becker Engineering LLC review letter dated September 21, 2018. No questions or comments were offered. Motion carried unanimously. (5/0)

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-01-2019): No one was present for this plan. Mr. Lied stated that as previously reported, they are working to resolve issues related to the Traffic Impact Study (TIS). Brief discussions held. Mr. Lied noted the Township Board of Supervisors accepted the 90-day time extension offer, which extends the deadline for action on the Fox Brooke Preliminary Subdivision and Land Development Plan until January 1, 2019.

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

BRIEFING & OTHER GENERAL DISCUSSION ITEMS:

ZAUCHA FAMILY LIMITED PARTNERSHIP – ZONING VARIANCE SUBMISSION: Mr. Lied highlighted and displayed the exhibit submitted to the Township by the applicant's consultant. Mr. Lied explained that the owner/applicant would like to split the property up into 3 lots, which will require numerous Zoning variance based on the current location of the existing buildings, parking, etc. The applicant's consultant is requesting that the Township Zoning Officer verify the specific relief Zoning Hearing Board relief required. Discussions continued.

CLAUDE ADAIR LOT ANNEXATION PLAN – BRIEFING ITEM: Mr. Lied briefly discussed.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied informed the Planning Commission that the Supervisors recently approved to proceed with a LERTA program hearing. Lengthy discussions continued.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Steve Graybill made a motion, seconded by Kathleen O'Connell to adjourn the meeting at 8:50 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Paul Wenger
Planning Commission Vice Chairman