

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

October 29, 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	12-21-2018
Claude Adair	Lot Annexation Plan	12-23-2018
Fox Brooke	Preliminary Sub/Land Dev. Plan	1-1-2019
Mt. Zion	Final Land Development Plan	1-25-2019

BRIEFING ITEMS / GENERAL DISCUSSION ITEMS

Corridor Assessment Policy Update
Wabash Phase 1 – Screening Field Change Request
Ingham Land Development – Pre-application Meeting Update
Heatherwoods Phase 4 and 5 Final Plan – Status Update
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, OCTOBER 29, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, October 29, 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, Robert Zimmerman, Ralph Buckles, Steve Graybill, and Kathleen O'Connell

Land Planning Eng.: Brent Lied, P.E

Visitors: Scott Miller and Brad Stewart

APPROVAL OF MINUTES:

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Graybill, to approve the Planning Commission meeting minutes of Monday, September 24, 2018. No questions or comments were offered. Motion carried unanimously. (7/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MEMBERS 1ST FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (12-21-2018): No one was present for this plan. Mr. Lied noted that an updated plan resubmission was received by the Township and reviewed by Becker. Becker issued a review letter earlier today. Mr. Lied explained that the applicant has submitted an application for a variance request related to the signage and is scheduled to be heard by the Zoning Hearing Board at their November 14, 2018 meeting. Mr. Lied stated that the applicant's consultant had indicated that they will delay their appearance before the Planning Commission as they focus on the signage variance, which is critical to the project. Discussions continued.

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

CLAUDE ADAIR LOT ANNEXATION PLAN (12-23-2018): No one was present for this plan. Mr. Lied explained that he did not expect any representatives to be present, since the applicant's surveyor had indicated he had a conflicting obligation. Mr. Lied explained the scope of the proposed annexation and referenced the Becker review letter issued on October 19, 2018, and the Lancaster County Planning Commission review comments issued on October 23, 2018. Mr. Lied indicated that waiver/modification requests were submitted by the applicant's surveyor earlier in the day. Discussions continued regarding the waiver/modifications and plan with the following motions being made:

MOTION: Secretary Fitterling made a motion, seconded by Ralph Buckles, to recommend approval of waiver/modification of §194-13.B.(3) of the Subdivision and Land Development Ordinance to relieve the applicant from depicting additional existing features that are located on or within 200' of the subject properties. No questions or comments were offered. Motion carried unanimously. (7/0)

MOTION: Steve Graybill made a motion, seconded by Bob Zimmerman, to recommend approval of waiver/modification of §194-23.B.(3)(a) and §194-40.B of the Subdivision and Land Development Ordinance to relieve the applicant from performing a detailed wetland determination. No questions or comments were offered. Motion carried unanimously. (7/0)

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MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill, to recommend approval of wavier/modification of §194-13.B.(4) of the Subdivision and Land Development Ordinance to relieve the applicant from the requirement to obtain Pennsylvania Natural Diversity Inventory (PNDI) habitat clearance. No questions or comments were offered. Motion carried unanimously. (7/0)

MOTION: Vice Chairman Wenger made a motion, seconded by Ralph Buckles, to recommend conditional approval of the Claude Adair A lot Annexation Plan; conditioned that the applicant resolve all outstanding comments as outlined in the Becker Engineering Review Letter dated October 19, 2018 to the satisfaction of the Township and Township Engineer. No questions or comments were offered. Motion carried unanimously. (7/0)

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-01-2019): No one was present for this plan. Mr. Lied noted that there is no new information.

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

MT. ZION FINAL LAND DEVELOPMENT PLAN (01-25-2019): Mr. Scott Miller from Stackhouse Bensinger Inc. was present for this plan. Mr. Lied stated a Becker Engineering Review Letter was issued on October 26, 2018. It was noted that the formal review of the design by the East Cocalico Township Authority (ECTA) and their engineer is still outstanding. Mr. Scott Miller noted that discussions were held with the Lancaster County Conservation District, and a question came up regarding the potential need for a new water/fire protection service line that may cross the stream and/or wetlands. Depending upon the location of the new service line, an additional General Permit may be required, so they have asked the LCCD to hold off issuing the NPDES permit and associated General Permits until the water service line issue is addressed. Additional discussions were held. Mr. Miller indicated they are working with the ECTA on sewer and water issues. Mr. Miller noted that the Township recently confirmed the acceptance of the proposed Transportation Impact Fee (TIF) based on 3 additional peak pm trips. Mr. Lied mentioned that the various waiver/modifications were previously dealt with during the Preliminary Plan approval. Emergency access was discussed and further coordination with that adjacent Members 1st project will occur. Mr. Miller will be coordinating with Brad Stewart to confirm if the LCPC will need to review and comment on the Final Plan, since they previously reviewed the Preliminary Plan. Discussions continued.

MOTION: Vice Chairman Wenger made a motion, seconded by Kathleen O'Connell, to recommend conditional approval of the Mt. Zion Baptist Church Final Land Development Plan; based on the applicant resolving all outstanding conditions as outlined in the Becker Engineering Review Letter dated October 26, 2018 to the satisfaction of the Township, Township Engineer and Township Solicitor. No questions or comments were offered. Motion carried unanimously. (7/0)

BRIEFING & OTHER GENERAL DISCUSSION ITEMS: CORRIDOR ASSESSMENT POLICY UPDATE:

Mr. Lied highlighted in length the Corridor Assessment Policy as adopted on October 18, 2000. A copy of the prior adopted policy from 2000 was provided to the Planning Commission. Mr. Lied noted that in light of the length of time that has passed since the prior policy's development, and in light of various projects and associated roadway improvements that have occurred since then, it has been concluded by the Township that an updated policy shall be developed to help guide future development in these areas. Numerous key aspects of the prior policy were discussed. Mr. Lied stated that the main goal of the update would be to help ensure the key roadway corridors of the Township (primarily Route 272 and Colonel Howard Boulevard) are developed in a way that implements appropriate access management policies and long-term roadway and intersection improvements that provide opportunity for continued development and long-term efficiency and safety for motorists and pedestrians. As part of the update, the Township

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will also evaluate parallel access requirements and re-evaluate policies related to features such as curb and sidewalk, especially in light of increasing concerns from PennDOT regarding the stormwater impacts of curbing. The Planning Commission generally agreed with the expansion of the policy to include the entire Route 272 corridor. It was noted that the policy update would serve as a good starting point for the future consideration and development of an Official Map. Lengthy discussions continued.

WABASH PHASE 1 – SCREENING FIELD CHANGE REQUEST: Mr. Lied discussed the prior approved plan noted that the applicant has installed a 6' high perimeter fencing (which was not shown on the approved plan) in order to satisfy screening requirements and as a result is requesting to reduce some of the landscaping which was shown as the previous method of addressing the screening. Mr. Lied will review the matter with the Township and Township Zoning Officer and respond.

INGHAM LAND DEVELOPMENT – PRE-APPLICATION MEETING UPDATE: Mr. Lied mentioned that there was a recent pre-application meeting regarding the applicant's intent to restart the approval process on the prior plan which was tabled by the applicant when they acquired a second location. In light of the success of the second location and business in general, the applicant indicated a desire to proceed to obtain the approvals for building expansion previously discussed. The updated plans will likely be submitted in the near future.

HEATHERWOODS PHASE 4 AND 5 FINAL PLAN – STATUS UPDATE: Mr. Lied indicated that the based on recent discussions with the applicant and applicant's consultant, the Township has been told the applicant intends to submit the Final Plan for Phases 4 and 5 in the near future.

MISCELLANEOUS: Mr. Lied informed the Planning Commission that the Supervisors recently approved to proceed with a LERTA program hearing. Discussions continued.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Steve Graybill made a motion, seconded by Ralph Buckles to adjourn the meeting at 8:50 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Paul Wenger
Planning Commission Vice Chairman