

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

December 17, 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
Fox Brooke	Preliminary Sub/Land Dev. Plan	1-1-2019
Mt. Zion	Final Land Development Plan	1-25-2019

BRIEFING ITEMS / OTHER DISCUSSION ITEMS

LCSWMA / Kasun & Associates – Project Update
Presidential Cabinets Sketch Plan – Briefing Item
Heatherwoods Phase 4 and 5 Final Plan – Status Update
Corridor Assessment Policy Update
Graybill/Zimmerman Rezoning Request
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 17, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, November 17, 2018 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

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

Land Planning Eng.: Brent Lied, P.E

Visitors: Brad Stewart of LCPC

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Mr. Graybill, to approve the Planning Commission meeting minutes of Monday, October 29, 2018. No questions or comments were offered. Motion carried unanimously. (6/0)

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 dated October 29, 2018 which including a comment noting that one of issues was a Zoning issue regarding signage. Representatives for the owner and applicant attended a Zoning Hearing Board Meeting and they received the requested relief for the signage. Mr. Lied noted that the applicant's consultant submitted several waiver modification requests related to the project. Members 1st will utilize shared access with the Comfort Inn with the existing access drive entrance onto Denver Road. Mr. Lied noted that minor adjustments to the curb line will be required and the handicap ramps will be brought into compliance with current standards. A shared access agreement will be prepared. The site will be served by sanitary sewer which will be extended to the site along Rt. 272 from the Turkey Hill side of the Denver Road intersection. The Authority/CDM-Smith issued a review letter. The County Planning Commission also issued a review letter with minor comments. Mr. Lied reviewed the following waiver/modification requests with the Planning Commission and the following motions were made:

MOTION: Steve Graybill made a motion, seconded by Ralph Buckles, to recommend approval of waiver/modification of §194-7.C.(3) to obtain relief from the requirement to submit a separate Preliminary Plan and authorize the submission and processing of combined submission meeting the requirements of both Preliminary and Final Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Robert Zimmerman made a motion, seconded by Ralph Buckles, to recommend approval of waiver/modification of §194-14.C.(4) to obtain relief from locating and depicting all existing features located within 200' of the subject property; conditioned upon the applicant and the applicant's consultant documenting any additional information deemed necessary to evaluate the plan and associated approvals. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Kathleen O'Connell made a motion, seconded by Robert Zimmerman, to recommend approval of waiver/modification of §194-25.L.(5) to authorize the use of a 75' clear sight triangle at the existing access drive intersection with Denver Road, in lieu off a 100' clear sight triangle. No questions or comments were offered. Motion carried unanimously. (6/0)

PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 17, 2018

SUBDIVISION AND LAND DEVELOPMENT PLANS: MEMBERS 1st (CONTINUED)

MOTION: Secretary Fitterling made a motion, seconded by Ralph Buckles, to recommend approval of waiver/modification of §194-28.D.(3) to obtain authorization to install an access drive within 100' of any other access drive located upon the same lot. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Kathleen O'Connell made a motion, seconded by Robert Zimmerman, to recommend approval of a waiver/modification of §194-30.R to obtain authorization to provide a 12' x 40' back in style oversized parking space in-lieu-of a 12' x 70' drive thru oversized parking space. No questions or comments were offered. Motion carried unanimously. (6/0)

Prior to the action on the deferral of sidewalk the Planning Commission had discussion regarding the potential interest in requiring the existing sidewalk to be extended further north at this time rather than deferring all of the remaining portion to towards the Turnpike/Route 272 bridge. After reviewing the location of the limit of the existing sidewalk, the location of the guiderail termination and the proximity to the Turnpike bridge, the following motion was made:

MOTION: Robert Zimmerman made a motion, seconded by Ralph Buckles, to recommend approval of a deferral of §194-32.A to defer the installation of sidewalk along the Route 272 frontage of the subject property conditioned upon corresponding notation acceptable to the Township being placed on the plan. No questions or comments were offered. Motion carried. Secretary Fitterling opposed. (5/1)

MOTION: Steve Graybill made a motion, seconded by Robert Zimmerman, to recommend approval of a waiver/modification of §194-33.E.(1) to obtain relief from the requirement to provide vertical concrete curb with a depth of 22" and authorize the use of 18" vertical concrete curb. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Secretary Fitterling made a motion, seconded by Ralph Buckles, to recommend conditional approval of the Members 1st Preliminary/Final Minor Subdivision/Land Development Plan conditioned upon the applicant resolving all outstanding items as outlined in the Becker Engineering review letter dated October 29, 2018 to the satisfaction of the Township, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (6/0)

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

MOTION: Ralph Buckles made a motion, seconded by Robert Zimmerman, to recommend rejection of the Fox Brooke Preliminary Subdivision/Land Development Plan unless a time extension is received. No questions or comments were offered. Motion carried unanimously. (6/0)

MT. ZION FINAL LAND DEVELOPMENT PLAN (01-25-2019): No one was present for this plan. Mr. Lied stated this is on-going and there is no new information to present to the Planning Commission.

BRIEFING & OTHER GENERAL DISCUSSION ITEMS:

LCSWMA/KASUN & ASSOCIATES – PROJECT UPDATE: No one was present for this plan. Mr. Lied briefly highlighted the proposed plans for LCSWMA to develop the former Kasun site to accommodate a transfer station. Brief discussions continued.

PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 17, 2018

BRIEFING & OTHER GENERAL DISCUSSION ITEMS: (CONTINUED)

PRESIDENTIAL CABINETS SKETCH PLAN – BRIEFING ITEM: No one was present for this plan. Mr. Lied highlighted the plan and related waiver/modification requests and indicated the project would be discussed in more detail at the January 28, 2019 Planning Commission meeting.

HEATHERWOODS PHASE 4 AND 5 FINAL PLAN – STATUS UPDATE: No one was present for this plan. Mr. Lied highlighted the plan and indicated the project would be discussed in more detail at the January 28, 2019 Planning Commission meeting.

CORRIDOR ASSESSMENT POLICY UPDATE: Mr. Stewart discussed, and Mr. Lied highlighted that generally the Planning Commission supports the Township staff working with the traffic consultants.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: In response to a question from the Planning Commission Mr. Lied highlighted that per discuss with Scott Russell the Benderson project time extension was recently approved by the Board of Supervisors.

GRAYBILL/ZIMMERMAN REZONING REQUEST: Robert Zimmerman and Steve Graybill excused themselves from reviewing the requested rezoning. The LCPC's review and recommendation was distributed. Mr. Stewart noted that two letters of concern were received from property owners who own property on Line Road with concerns of their property being part of the rezoning and any potential impacts. Mr. Stewart noted that he created a packet containing the details of the various permitting uses associated with the current zoning and proposed rezoning request and other items for the County Planning Commission's reference when they reviewed the request. LCPC supports the rezoning. Discussions continued.

MOTION: Ralph Buckles made a motion, seconded by Kathleen O'Connell, to acknowledging that the Planning Commission supports the Graybill/Zimmerman rezoning request, and that the Township and the Board of Supervisors give due consideration to the various key issues such as providing adequate buffer to the adjacent residential properties, understanding the details of the covenant being offered and related items as the discussions continue with the applicant. No questions or comments were offered. Motion carried unanimously. (4/0)

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 8:30 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Secretary