

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

March 25, 2019

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Members First	Final Minor Sub/Land Dev. Plan	4-21-2019
Mt. Zion Baptist Church	Final Land Development Plan	4-25-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	6-30-2019

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Members First – Consideration of Proposed Zoning Ordinance Text Amendment

Official Map Concept - Discussion / LCPC Presentation

Update Regarding Status of Active Construction Projects

Preplanning Meeting Updates

Update on Pending SWM Plan Reviews

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, MARCH 25, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, March 25, 2019 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

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

Land Planning Engineer: Brent Lied, P.E.

Visitors: James Strong of McNees, Wallace & Nurick, LLC; Rick Castranio of ALPHA Consulting Engineers, Inc., and Brad Stewart of LCPC

APPROVAL OF MINUTES:

MOTION: Ralph Buckles made a motion, seconded by Vice Chairman Schlegel, to approve the Planning Commission meeting minutes of Monday, February 25, 2019. No questions or comments were offered. Motion carried unanimously. (7/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MEMBERS FIRST FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (04-21-2019): Mr. Lied stated that the Agenda can be restructured to move the general discussion item for the Members First proposed zoning ordinance text amendment to be discussed in conjunction with the plan, since representatives are in attendance. Mr. Strong and Mr. Castranio were present for this plan. Mr. Lied highlighted the general status of the project and plan approval noting that the current deadline for action for the plan is April 21, 2019. No action is needed on the plan tonight since the Planning Commission previously recommended conditional approval of the plan at a prior meeting. Mr. Lied noted that the applicant and applicant's consultant are continuing to work on the various agency approvals (ECTA, PennDOT, LCCD/DEP, etc.). Following the update on the plan status the proposed Zoning Ordinance Text Amendment was discussed. Mr. Strong highlighted the proposed text amendment and noted that they were at the Lancaster County Planning Commission (LCPC) meeting earlier in the day during which the LCPC recommended adoption of the proposed text amendment. Brief discussions continued and questions were asked which were answered.

MOTION: Steve Graybill made a motion, seconded by Vice Chairman Schlegel, to approve the proposed Zoning Ordinance Text Amendment as presented. No questions or comments were offered. Motion carried unanimously. (7/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (04-25-2019): No one was present for this plan. Mr. Lied briefly highlighted the plan and the current project status. Mr. Lied indicated that the applicant/applicant's consultant have not officially come before the Board of Supervisors because they are continuing to work towards coordinating and obtaining ECTA approval. No further action is required.

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (06-30-2019): No one was present for this plan. Mr. Lied noted there is no new information and no action is required.

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

PLANNING COMMISSION MEETING MINUTES

MONDAY, MARCH 25, 2019

BRIEFING & OTHER GENERAL DISCUSSION ITEMS:

MEMBERS FIRST – PROPOSED ZONING ORDINANCE AMENDMENT (BRIEFING DISCUSSION):

Previously discussed.

OFFICIAL MAP CONCEPT – DISCUSSION/LCPC PRESENTATION: Mr. Stewart provided an overview of the conceptual official map information which was presented to the Planning Commission. Discussions were held regarding the purpose and benefits of official maps and the types of information that can be outlined on an Official Map. Mr. Stewart stated there are no costs from the LCPC to the Township for the preparation of the maps other than the advertising and Solicitor fees. Mr. Lied indicated that an Official Map can address access management and work with the future updated Corridor Assessment Policy. It was noted that Mr. Russell and Mr. Lied had provided some initial feedback relative to the information shown on the conceptual map and that additional meetings and coordination would be required as part of any future development of the map. Mr. Stewart also stated that LCPC had approved the short-term rentals, and a meeting coming up on how Municipalities can help.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied highlighted some plans. No significant changes were noted.

PREPLANNING MEETING UPDATES: Briefly discussed the Pfautz Hill Road Sketch Plan which pertains to the property at the corner of Pfautz Hill Road and Route 272, and the recent sale of the various Black Horse Properties along the northern side of Route 272.

UPDATE ON PENDING SWM PLAN REVIEWS: Mr. Lied highlighted some plans.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:

PREPLANNING MEETING UPDATES: Mr. Lied briefly highlighted some pre-application meetings being scheduled and indicated there are other enquiries regarding possible projects being considered for the future. A Carriage Hill preplanning meeting is scheduled later this week to discuss Phases 3 and 4 with Landmark. Discussions continued.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Kathleen O'Connell to adjourn the meeting at 8:50 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Vice Chairman