

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**December 18, 2017**

### **APPROVAL OF MINUTES**

### **SUBDIVISION AND LAND DEVELOPMENT PLANS**

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Fox Brooke	Preliminary Sub/Land Dev. Plan	1-6-2018
Miller Annexation Plan	Annexation Plan	1-25-2018
Timothy L. Youndt	Final Land Development Plan	2-18-2018
Heatherwoods (Ph 3)	Final Plan	2-18-2018

### **BRIEFING /GENERAL DISCUSSION ITEMS**

Pepperidge Farms Trailer Parking – Pre-Application Meeting Update  
Graybill/Zimmerman Rezoning Request – Status Update

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 18, 2017**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, December 18, 2017 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

### **ATTENDANCE:**

Planning Commission: Chairman Sidni Schlegel, Vice Chairman Paul Wenger, Secretary Chris Fitterling, Steve Graybill, Bob Zimmerman, and Ralph Buckles

Land Planning Eng.: Brent Lied, P.E.

Visitors: Tim Trostle, Tim Youndt, and Kathleen O'Connell

### **APPROVAL OF MINUTES:**

**MOTION:** Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to approve the Planning Commission meeting minutes of Monday, November 20, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

### **SUBDIVISION AND LAND DEVELOPMENT PLANS:**

**FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-06-2018):** No one was in attendance for this plan. Mr. Lied noted they have obtained their NPDES approval and are now focusing on the required PennDOT approvals. Mr. Lied noted the first step in that process is for the applicant/applicant's consultant to obtain approval of the Traffic Impact Study (TIS) by resolving outstanding comments previously issued by PennDOT. No further action is needed at this time.

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Graybill, to recommend a 90-day time extension to the Board of Supervisors as submitted by the applicant's attorney dated December 18, 2017, which will extend the deadline for action on the Fox Brooke Preliminary Subdivision and Land Development Plan until April 6, 2018. No questions or comments were offered. Motion carried unanimously. (6/0)

**MILLER ANNEXATION PLAN (01-25-2018):** Mr. Lied gave the background regarding the plan, noting that the Sewage Enforcement Officer (SEO), Dale High, has visited the site for his review of the existing on-lot sanitary sewer systems. Mr. Lied noted that no further action is needed by the Planning Commission for this plan.

**TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (02-18-2018):** Tim Trostle and Tim Youndt were in attendance for this plan. Mr. Trostle distributed some updated plans, which were intended to address some of the items on the recent Becker review letter. Mr. Lied highlighted the general scope of the project. Explaining that the subject property is located on a Muddy Creek Church Road, which is a PennDOT roadway. The property is zoned General Commercial. The proposed project involves the construction on a 4 unit apartment building. Approval was previously received from the Zoning Hearing Board for the proposed residential use within the commercial zone. The applicant obtained the required PennDOT minimum use Highway Occupancy Permit for the proposed driveway, and will be obtaining approval from the East Cocalico Township Authority related to water and sewer service laterals. The subject property has an existing sewer lateral which extends onto the property. As designed the proposed stormwater facilities will be located to the rear of the building within the rear yard of the property. A UGI gas line is already in existence along the frontage of the property. Becker issued a plan review letter on December 14, 2017. The proposed waivers and deferrals were discussed with the following motions resulting:

## **PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 18, 2017**

### **SUBDIVISION AND LAND DEVELOPMENT PLANS:      *(CONTINUED)***

#### **TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN**

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to recommend approval of a waiver/modification of §194-9 and related sections of the Subdivision and Land Development Ordinance to authorize the plan to be reviewed and processed as a single submission meeting all applicable requirements of both Preliminary and Final Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Mr. Graybill made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-14.C.(4) of the Subdivision and Land Development Ordinance and §185-14.B.(4) of the Stormwater Management Ordinance related to depicting existing physical features within 200' of the subject property, to reduce the required extent of the information to be surveyed and depicted on the plan to the information currently shown on the plan and any additional information required to address outstanding plan review comments to the satisfaction of the Township and Township Engineer. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Zimmerman, to recommend deferral of the requirements of §194-25.C.(1) of the Subdivision and Land Development Ordinance related to improving existing adjacent public roadways to meet current standards, conditioned upon the applicant placing notation on the plan acceptable to the Township acknowledging the deferral and requirement for the property owner to widen the road at such future time as requested by the Township and Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Graybill, to recommend deferral of the requirements of §194-25.C.(1) and §194-25.J.(1) of the Subdivision and Land Development Ordinance related to the dedication of additional right-of-way along Muddy Creek Church Road to the current standard width of 30' from the centerline, conditioned upon the applicant placing notation on the plan acceptable to the Township acknowledging the deferral and requirement for the property owner to dedicate the right-of-way at such future time as requested by the Township and Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to recommend deferral of the requirements of §194-32.A. of the Subdivision and Land Development Ordinance related to the installation of sidewalk along the Muddy Creek Church Road frontage, conditioned upon the applicant grading an area to the satisfaction of the Township/Township Engineer and placing notation on the plan acceptable to the Township acknowledging the deferral and requirement for the property owner to install sidewalk at such future time as requested by the Township and Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to recommend deferral of the requirements of §194-25.C.(1) and §194-33.A.(1) of the Subdivision and Land Development Ordinance related to the installation of curbing along Muddy Creek Church Road, conditioned upon the applicant placing notation on the plan acceptable to the Township acknowledging the deferral and requirement for the property owner to install the curbing at such future time as requested by the Township and Board of Supervisors. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Zimmerman, to recommend approval of a waiver/modification of §194-25.L.(5) of the Subdivision and Land Development Ordinance to authorize the utilization of a reduced clear sight triangle with 50' dimensions along the centerline of Muddy Creek Church Road and 50' dimension along the centerline of the access drive. No questions or comments were offered. Motion carried unanimously. (6/0)

# **PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 18, 2017**

## **SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)**

### **TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN**

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-28.H. of the Subdivision and Land Development Ordinance to authorize the utilization of an access drive with a width of 20' as approved by PennDOT through the issuance of a Minimum Use Highway Occupancy Permit. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to recommend Conditional approval of the Final Land Development Plan for Timothy L. Youndt conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. review letter dated December 14, 2017 to the satisfaction of the Township, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (6/0)

**HEATHERWOODS (PHASE 3) FINAL LAND DEVELOPMENT PLAN (02-18-2018):** No one was in attendance for this plan. Mr. Lied briefly highlighted the Phase 3 Final Plan noting that the applicant has received an updated review of the preliminary plan. The project will be discussed at the January 29, 2018 Planning Commission meeting.

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, recommended to table the Heatherwoods (Phase 3) Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**BRIEFING/OTHER GENERAL DISCUSSION/ACTION ITEMS:** Pepperidge Farms Trailer Parking – Mr. Lied updated the Planning Commission on a recent pre-application meeting regarding the future project. ● Graybill/Zimmerman Rezoning Request – Mr. Lied noted that correspondence was issued to the Lancaster County Planning Commission. ● Mr. Lied briefly highlighted some other on-going construction projects and potential future pending projects.

### **ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Mr. Buckles to adjourn the meeting at 8:45 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling, Secretary