

PLANNING COMMISSION MEETING MINUTES MONDAY, NOVEMBER 20, 2017

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, November 20, 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, and Ralph Buckles

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

Visitors: Thomas Carr, Aiden Carr, Michael Flucke, Veronica Dube, Steve Graybill, Jeff Mitchell and Roy Zimmerman

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, September 25, 2017. No questions or comments were offered. Motion carried unanimously. (5/0)

The Planning Commission welcomed Boy Scout Aiden Carr and Michael Flucke who were present to better understand the role of the Planning Commission and experience a local municipal meeting. Mr. Lied provided a brief explanation as to the responsibilities of the Planning Commission as a recommendary body consisting of seven appointed members.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

HEATHERWOODS (PH. 3, 4 AND 5) REVISED PRELIMINARY PLAN (12-18-2017): No one was in attendance for this plan. Mr. Lied noted the Revised Preliminary Plan was recently conditionally approved by the Board of Supervisors. Shortly after conditional approval, they submitted the Phase 3 Final Plan, which will be reviewed by Becker and discussed at an upcoming meeting. No further action is needed at this time.

FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (10-08-2017): No one was in attendance for this plan. Mr. Lied noted they are working on obtaining their necessary agency approvals. They have obtained their NPDES approval and are now focusing on the required PennDOT approvals. Mr. Lied noted the first step is for the applicant/applicant's consultant to obtain approval of the Traffic Impact Study (TIS) by resolving outstanding comments issued by PennDOT. No further action is needed at this time.

MOTION: Mr. Buckles made a motion, seconded by Mr. Graybill, recommended to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

MILLER ANNEXATION PLAN (01-25-2018): Veronica Dube of Fuehrer Associates was in attendance for this plan. Mr. Lied gave the background regarding the plan, noting that the Sewage Enforcement Officer, Dale High, has visited the site for his review of the existing on-lot sanitary sewer systems. Mr. Lied reviewed the plan and issued a review letter dated October 27, 2017. The Lancaster County Planning Commission reviewed the plan and issued a review letter dated November 14, 2017, with their only comment being that the applicant needs to show the location of the public water line, and the public water service connection to the one lot. Ms. Dube displayed plans, noting that the owner currently owns both properties involved with the proposed annexation, but would eventually like to sell the smaller residential lot to a family member. Discussions continued. Mr. Lied noted the applicant has requested certain waiver/modifications. Following the discussions regarding the plan and waiver/modifications the following motions were made:

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MILLER ANNEXATION PLAN (01-25-2018): (CONTINUED)

MOTION: Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-13.B.(1) of the Subdivision and Land Development Ordinance to relieve the applicant from identifying and documenting areas with slopes of 15% to 25%, and 25% and steeper, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to require the slopes to be identified and documented in conjunction with the review of any future improvements, development or earthwork proposed on either of the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to recommend approval of a waiver/modification of §194-13.B.(3) of the Subdivision and Land Development Ordinance to relieve the applicant from identifying and documenting the location of trees with trunks over 1' in diameter, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to require trees larger than 1' in diameter to be identified and documented in conjunction with the review of any future improvements, development or earthwork proposed on either of the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-40 and related §194-13.B.(3) of the Subdivision and Land Development Ordinance to relieve the applicant from delineating and depicting wetlands, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to require the wetlands to be delineated in conjunction with the review of any future improvements, development or earthwork proposed on either of the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-25.C.(1) of the Subdivision and Land Development Ordinance to relieve the applicant from improving existing adjacent public roadways, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to re-evaluate the requirement for roadway improvements in conjunction with the review of any future improvements or development proposed on either of the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

Discussions were held concerning the proposed 25' wide right-of-way (measured from the roadway centerline) in lieu of the standard 30' wide right-of-way (measured from the roadway centerline). Mr. Lied noted that based on prior discussions with Scott Russell, it was determined that the 25' width from centerline should provide adequate space of any anticipated road widening and associated regrading. After the discussions the following motion was made.

MOTION: Mr. Buckles made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-25.J.(1) of the Subdivision and Land Development Ordinance to reduce the width of the required road right-of-way offer for dedication along Black Horse Road to 25' from the roadway centerline, in lieu of the 30' from centerline identified within §194-25.J.(1). No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-10.L. of the Subdivision and Land Development Ordinance to relieve the applicant from being required to submit mylars for recording, conditioned upon the applicant providing electronic copy of the plans to the Township in an acceptable format. No questions or comments were offered. Motion carried unanimously. (5/0)

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MILLER ANNEXATION PLAN (01-25-2018): (CONTINUED)

Mr. Lied discussed the SEO's requested changes relative to the proposed lot line for Lot No. 2, in order to provide adequate space for a future replacement on-lot sanitary sewer system. Ms. Dube indicated she would work with the SEO and adjust the proposed lot line to address his concerns.

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to authorize the Planning Commission Secretary to sign Section D. "Planning Agency Concurrence" of the DEP Request for Planning Waiver & Non-Building Declaration after the document has been appropriately reviewed and signed by the Township Sewage Enforcement Officer and all associated requested changes are made to the plan to the satisfaction of the Township and Township SEO. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Fitterling made a motion, seconded by Mr. Graybill, to recommend conditional approval of the Lot Annexation Plan for Mary Ann & James D. Miller conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. review letter dated October 27, 2017 to the satisfaction of the Township, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (02-18-2018): No one was in attendance for this plan. Mr. Lied gave a brief background regarding the plan and noted that the applicant has already obtained a PennDOT driveway permit. The applicant will need to coordinate other agency reviews (ECTA, LCCD, LCPC, DEP).

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Graybill, recommended to table the Timothy L. Youndt Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

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 and indicated it will be reviewed for discussion at a future Planning Commission meeting.

MOTION: Mr. Graybill made a motion, seconded by Secretary Fitterling, recommended to table the Heatherwoods (Phase 3) Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

BRIEFING/OTHER GENERAL DISCUSSION/ACTION ITEMS: Pepperidge Farms SWM Plan • Veronica Dube of Fuehrer Associates was in attendance for the briefing discussions regarding the plan. Mr. Lied noted that previously the Planning Commission recommended Conditional Approval of a waiver of Land Development for the refrigeration engineer room expansion; conditioned on the applicant proceeding to process a stormwater management plan, obtain any required NPDES permit approval, obtain LCCD's confirmation of the adequacy of the proposed erosion and sedimentation control measures and other conditions. Mr. Lied noted that the SWM plan has been received and is currently under review. Veronica explained that the plan documents the proposed approach to address current NPDES and Township stormwater requirements by retrofitting the existing basin outlet structure to modify it to meet the volume requirement. Ms. Dube explained that there is a lot of additional capacity in the existing basin. Veronica noted that she initially analyzed the basin in today's conditions and then evaluated alterations to address current requirements based on the additional impervious area associated with the project. Modifying the existing basin and reconfiguring the outlet structure was the most efficient way to address requirements while making more efficient use of the areas currently dedicated to stormwater management. Discussions continued. Mr. Lied highlighted that everything worked out to this being the favorable solution. • Acme/Albertsons SWM Plan – Status Update: Mr. Lied discussed the scope of the project which involves the reconstruction and relocation of the retaining wall. The proposed location of the new retaining wall impacts the existing stormwater basin and triggered the need to submit a SWM Plan. Mr. Lied indicated that the SWM Plan was conditionally approved by the Board of Supervisors, and the applicant's consultant is working

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BRIEFING/OTHER GENERAL DISCUSSION/ACTION ITEMS: (CONTINUED)

on securing the NPDES permit. • Weaver/Evergreen Acres Produce SWM Plan – Status Update: Mr. Lied noted that a review letter was issued and the applicant's consultant will be responding. • Gregory & Jessica Kreider SWM Plan – Status Update: Mr. Lied noted that a review letter was issued and the applicant's consultant is responding. • Graybill/Zimmerman Rezoning Request – Status Update: Mr. Graybill recused himself from the Planning Commission for this discussion. Mr. Graybill and Mr. Zimmerman presented information regarding the request to rezone the property at 166 Stevens Rd, Stevens along with the adjoining property owned by Roy Zimmerman. The 2 properties are a total of approximately 130 acres. Mr. Lied stated that there was a request from the Graybill/Zimmerman property owners for consideration to rezone property in the neighborhood of the Village of Stevens, the railroad, Stevens Road, and Weaver Road. Current zoning plans and proposed zoning plans were distributed by Mr. Graybill. Mr. Graybill noted that a prior meeting with the Township it was recommended to consider requesting the zoning of the portions of the property on the western side of the railroad to Traditional Residential, in lieu of Industrial, to maintain continuity with the other properties fronting Line Road to the south. Mr. Graybill noted that the property could be serviced by water and sewer and that Natural Gas that is within 1000 feet. The roadway fronting the property at 166 Stevens Rd. is a State road. The property at 166 Stevens Rd. has a portion of the property adjoining the town of Stevens that is currently Zoned Suburban Residential. It would be the goal of the applicant to have the entire property east of the railroad rezoned to Light Industrial. The goal based on prior and on-going discussions with the adjacent property owners that border the property at 166 Stevens Road, would be to establish a covenant and deed restriction which ensures the establishment of a large buffer with a large setback than required by zoning, which would include a high landscaped berm along the bordering properties. Lengthy discussions continued on balancing industrial zoning versus preserving land which is viable for farming. The applicant will need to obtain an official review from the Lancaster County Planning Commission as they proceed towards a future hearing to obtain a formal response relative to their request.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Mr. Buckles made a motion, seconded by Mr. Graybill to adjourn the meeting at 8:45 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling, Secretary