

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**September 25, 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	10-8-2017
Heatherwoods (Ph 3, 4 and 5)	Revised Preliminary Plan	10-19-2017
Tru-Denver	Pre/Final Land Development Plan	11-16-2017
Garden Spot Frame & Alignment	Pre/Final Land Development Plan	12-22-2017

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

MS4 NPDES – Pollution Reduction Plan  
Youndt – Land Development Plan  
Acme/Albertsons – SWM Plan  
Weaver/Evergreen Acres Produce – SWM Plan

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES MONDAY, SEPTEMBER 25, 2017**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, September 25, 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, Bob Zimmerman, Steve Graybill, and Ralph Buckles

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

Visitors: Joyce Gerhart of RGS Associates and Gary McEwen of Berks Home

### **APPROVAL OF MINUTES:**

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, August 28, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

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

**FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (10-08-2017):** No one was in attendance for this plan. Mr. Lied noted that the applicant's traffic consultant has recently resubmitted information to PennDOT relative to the Traffic Impact Study and Highway Occupancy Permit. Mr. Lied also indicated that notification was recently sent to the applicant's attorney identifying the need of time extension request.

**MOTION:** Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to recommended rejection of the plan unless a time extension is submitted for consideration by the Board of Supervisors at their meeting on October 5, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

**HEATHERWOODS (PHASES 3, 4 AND 5) – REVISED PRELIMINARY PLAN (10-19-2017):** Joyce Gerhart of RGS Associates and Gary McEwen of Berks Home were in attendance for this plan. Mr. Lied highlighted some background information relative to the project and the plan. Mr. Lied indicated that subsequent to the last Planning Commission meeting, the applicant's consultant resubmitted updated plans which are currently in review. Mr. Lied noted that there was a conference call earlier in the day with the RGS to discuss various technical items relative to the stormwater design. Mr. Lied stated that based on the timing of the submission and complexity of the issues, he was unable to complete his review in time for a written review to be issued for the meeting tonight. Mr. Lied noted that based on the discussions with the applicant's consultant earlier in the day, it is anticipated that the applicant and applicant's consultant will address the outstanding issues. Mr. Lied indicated that the issues are more technical and legal in nature and not related to the general layout. Following a discussion relative to the plan and various items, the following motions and recommendations were made relative to the waiver/modifications, deferrals and plan:

**MOTION:** Mr. Graybill made a motion, seconded by Mr. Zimmerman, to recommend approval of waiver/modification of §5.554 of the Subdivision and Land Development Ordinance to waive the requirement for 40' clear sight triangles to be provided and shown on the plans for individual residential driveways. No questions or comments were offered. Motion carried unanimously. (6/0)

## PLANNING COMMISSION MEETING MINUTES MONDAY, SEPTEMBER 25, 2017

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

#### **HEATHERWOODS (PHASES 3, 4 AND 5)**

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of waiver/modification of §7.23 of the Subdivision and Land Development Ordinance related to vertical concrete curb to authorize the applicant to utilize standard 18" high PennDOT curb, in lieu of the 22" high Township standard. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Zimmerman, to recommend approval of waiver/modification of §5.2184 of the Subdivision and Land Development Ordinance related to street alignment to authorize a reduction in the required 50' straight section at the intersection of Ashwood Lane and Firethorne Drive and allow the construction of the roadway as depicted on the current Preliminary Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Graybill, to recommend approval of waiver/modification of §5.2202 of the Subdivision and Land Development Ordinance related to cul-de-sac offsets to authorize the cul-de-sac for Cottonwood Lane to be offset to the right as depicted on the current Preliminary Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Zimmerman, to recommend approval of waiver/modification of §5.558 of the Subdivision and Land Development Ordinance related to driveway separation from intersections to authorize a reduction in the driveway separation for Lot 21, as depicted on the current Preliminary 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 waiver/modification of §7.24 of the Subdivision and Land Development Ordinance related to sidewalk to modify and reduce the number of roadways where sidewalk is to be deferred to now be limited to the following: (1) the east side of Cranberry Circle, from Heatherwood Lane to Lot 13 (Phase 1B), (2) the north side of Heatherwood Lane from Hill road to be roundabout (Phase 1A), (3) the north side of Firethorne Drive from the roundabout to the western property line, (4) the south side of Firethorne Drive from Cottonwood Lane to the western property line, (5) the north side of Ironwood Court from Hill Road to the driveway on Lot 113. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to recommend approval of waiver/modification of §5.5103 of the Subdivision and Land Development Ordinance related to lot depth to width ratio to authorize proposed townhouse Lots 78 through 81, 84 through 87, 90 through 95, and 98 and 99 to have a lot depth greater than 3 times the lot width. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to recommend approval of waiver/modification of §185-28.A.(1) of the Stormwater Management and Earth Disturbance Ordinance related to above-ground storage facility design criteria, to authorize Stormwater Management Facility (SWMF) 1 to be constructed with a 5' wide minimum berm width, 3:1 interior side slopes, utilization of the existing SLCP for the discharge pipe, utilization of the existing embankment, and providing freeboard as determined acceptable to the Township and Township Engineer, conditioned upon the applicant's consultant inspecting the existing basin, basin embankment and discharge pipe and providing a written professional opinion confirming the adequacy of the existing conditions to support the proposed SWMF design modifications. No questions or comments were offered. Motion carried unanimously. (6/0)

## **PLANNING COMMISSION MEETING MINUTES MONDAY, SEPTEMBER 25, 2017**

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

#### **HEATHERWOODS (PHASES 3, 4 AND 5)**

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of waiver/modification of §185-28.A.(8) of the Stormwater Management and Earth Disturbance Ordinance related to fencing around detention basins to allow Stormwater Management Facility (SWMF) 1 and SWMF 2 to be constructed without fencing conditioned upon the applicant providing a barrier (fencing and landscaping) along the rear of the adjacent residential properties and returned and extended along a portion of the roadway frontage to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to recommend conditional approval of the Heatherwoods (Phases 3, 4 and 5) – Revised Preliminary Plan conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC review letter dated August 28, 2017 to the satisfaction of the Township and Township Engineers. No questions or comments were offered. Motion carried unanimously. (6/0)

**TRU-DENVER – PRELIMINARY/FINAL LAND DEVELOPMENT (11-16-2017):** No one was present for this plan. Mr. Lied noted that the updated plans are being reviewed. No new information. No action needed at this time.

**GARDEN SPOT FRAME AND ALIGNMENT - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (12-22-2017):** No one was in attendance for this plan. Mr. Lied stated that they have resubmitted and he is in the process of reviewing the plans. No new information. No action needed at this time.

**BRIEFING/OTHER GENERAL DISCUSSION ITEMS:** MS4/NPDES – Pollution Reduction Plan was approved. • Youndt – Land Development Plan: the submission is expected soon. • Acme/Albertsons – SWM Plan: The applicant's consultant submitted plans to modify one of the existing retaining walls on the site which impacts an existing stormwater facility. • Weaver/Evergreen Acres Produce – SWM Plan - The applicant's consultant submitted plans for additional impervious area associated with the produce stand and associated parking.

#### **ADJOURN:**

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

Respectfully submitted,

Chris Fitterling, Secretary