

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

August 28, 2017

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
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
Pre-Planning Meeting Updates

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, AUGUST 28, 2017

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, August 28, 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, 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: Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to approve the Planning Commission meeting minutes of Monday, July 31, 2017. No questions or comments were offered. Motion carried unanimously. (5/0)

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 stated that as previously reported the applicant has changed traffic consultants, and therefore it is expected that work is proceeding to address prior PennDOT concerns. No further action needed at this time.

MOTION: Mr. Buckles made a motion, seconded by Bob Zimmerman, to table the Fox Brooke Preliminary Subdivision/Land Development Plan. 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. Russell and Mr. Lied previously reviewed the plans and provided mark-ups and feedback relative to key aspects to be incorporated into the plans. The updated plans were submitted and review. A Becker Engineering review letter was issued today. Ms. Gerhart highlighted aspects of the project to the Planning Commission and identified the main stormwater management areas. It was noted a waiver/modification was submitted to authorize a reduction in the right-of-way width and cartway width.

MOTION: Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommended approval of waiver/modification of §5.213 of the Subdivision and Land Development Ordinance for the Heatherwoods (Phases 3, 4 and 5) – Revised Preliminary Plan relative to street widths to allow a road right-of-way width of 50' and a cartway width of 30', conditioned upon the proposed streets meeting the construction standards of the most current SALDO, including soil testing and installation of base drains. No questions or comments were offered. Motion carried unanimously. (6/0)

Mr. McEwen questioned if the concrete curbing depth waiver/modification was to be considered as part of the motion; and Mr. Lied answered that the curbing will be handled as a separate waiver/modification. The Home Owners Association (HOA) was discussed and it was noted that further review will be required by the

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applicant's attorney to determine what documents need to be amended, updated or prepared, and who would need to acknowledge or approve any changes. The applicant and applicant's attorney will coordinate with the Township Solicitor. The proposed stormwater facilities within or serving Phases 3, 4 and 5 will be maintained by an HOA. Lengthy discussions continued on the HOA concerning the present homeowners and future homeowners. Mr. Lied discussed that some of the prior established lot lines are intended to be modified as part of the updated plan. Mr. Lied explained that as presented the developer is proposing to transfer some portions of land from the developer to the Township and an equal portion from the Township to the developer. The applicant's attorney and the Township Solicitor will further discuss the process and timing. Review and discussions continued in reference to the Becker Engineering August 28, 2017 review letter. No further action was taken with respect to the project. The applicant will address the review comments and resubmit for consideration at a future Planning Commission meeting.

TRU-DENVER – PRELIMINARY/FINAL LAND DEVELOPMENT (11-16-2017): No one was present for this plan. Mr. Lied stated updated comments are being looked into. No new information;

MOTION: Secretary Fitterling made a motion, seconded by Bob Zimmerman, to table the Tru-Denver Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

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.

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to recommend approval of waiver/modification of §190.30.C. to authorize the applicant to utilize stone paving material, in lieu of asphalt paving, for the eastern portion of the property in the general area of the accessory storage building. 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 §194-33.E.1. to authorize the applicant to utilize PennDOT standard vertical concrete curb with a total depth of 18", in lieu of the Township 22" standard. 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 for the Garden Spot Frame and Alignment - Preliminary/Final Land Development Plan based on the applicant addressing all outstanding items in the Becker Engineering review letter dated May 17, 2017 to the satisfaction of the Township and Township Engineer. No questions or comments were offered. Motion carried unanimously. (6/0)

BRIEFING/OTHER GENERAL DISCUSSION ITEMS: MS4/NPDES MS4 PRP update: Mr. Lied noted that a MS4 work group meeting will be held tomorrow. • **PRE-PLANNING MEETING UPDATES:** Pepperidge Farm recently submitted a waiver of Land Development related to a small mechanical equipment room proposed at their facility as part of a refrigeration system upgrade. Mr. Lied indicated that based on the relatively minor size and scale of the project and the improved condition of the overall site, that a waiver of Land Development seems appropriate. Mr. Buckles noted some concerns with the potential for any future release from the refrigeration system. Mr. Lied noted that the Fire Marshall and Zoning Officer met on-site with the design engineer and representatives of Pepperidge Farms to review the design and associated safety measures and they were satisfied. Mr. Lied noted that he would double check with the Fire Marshall and Zoning Officer prior to the Board of Supervisors considering any future action.

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MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend recommended to the Board of Supervisors approval of a waiver of Land Development for the proposed Pepperidge Farm engine room expansion and refrigeration system upgrade project conditioned upon Township Staff developing associated conditions for consideration by the Board of Supervisors. No questions or comments were offered. Motion carried. (3/1)

• Twin Pine is in the process of discussing a Stormwater Management Plan related to the proposed expansion of the parking area at the former Blaise Alexander property. • Cocalico Community Church (Rt. 897) submitted a Stormwater Management Plan for a proposed parking lot expansion. • A consultant is in discussions with the Township regarding a proposed four unit apartment building on Muddy Creek Church Road. • As previously noted WEH is advancing on the construction of their facility. • NHT has started their project and is currently in the process of demolishing the existing building. • UGI – conditional approval was granted, although discussions are ongoing concerning the PPL electric service and wording of the related condition.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Mr. Zimmerman made a motion, seconded by Mr. Buckles to adjourn the meeting at 9:00 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling, Secretary