

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

February 25, 2019

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Fox Brooke	Preliminary Sub/Land Dev. Plan	4-01-2019
Heatherwoods Phases 4 & 5	Final Plan	4-20-2019
Members First	Final Minor Sub/Land Dev. Plan	4-21-2019
Mt. Zion Baptist Church	Final Land Development Plan	4-25-2019

BRIEFING /GENERAL DISCUSSION ITEMS

Members First – Proposed Zoning Ordinance Amendment (Briefing Discussions)
Update Regarding Status of Active Construction Projects
Preplanning Meeting Updates (Carriage Hill – Phase 3 and 4, Pfautz Family, etc.)
Update on Pending SWM Plan Reviews

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, FEBRUARY 25, 2019

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

ATTENDANCE:

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

Land Planning Eng.: Brent Lied, P.E

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

APPROVAL OF MINUTES:

MOTION: Ms. O'Connell made a motion, seconded by Mr. Graybill, to approve the Planning Commission meeting minutes of Monday, January 28, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: Since Mr. Strong and Mr. Castranio were present for the briefing items discussions regarding the proposed Zoning Ordinance amendment for the Members First project. Mr. Lied suggested altering the agenda slightly to accommodate the attendees and discuss the Members First Final Minor Subdivision/Land Development Plan first.

MEMBERS FIRST FINAL MINOR SUBDIVISION/LAND DEVELOPMENT PLAN (04-21-2019): 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. The Planning Commission previously recommended conditional approval of various waivers and conditional approval of the plan, so no further action is needed tonight relative to the plan by the Planning Commission. Mr. Lied reported that updated plans were resubmitted in reference to the last review letter issued by Becker Engineering. Mr. Lied noted that the Township's Zoning Ordinance has restrictions related to signage, specifically electronic message boards and their proximity to signalized intersections, which the applicant and their attorney are suggesting should be amended. A request for a Zoning Ordinance Amendment was initially discussed with the Township Manager and Zoning Officer and then submitted to the Township and Township Solicitor. Mr. Strong and Mr. Castranio were present to discuss the specifics of the proposed outdoor sign text amendment with the Planning Commissions in hopes of receiving a formal recommendation from the Planning Commission at their next meeting scheduled to be held on March 25, 2019. Mr. Strong discussed the proposed text amendment for consideration related to the dynamic electronic changeable message display signs and noted that currently the Township Ordinance has a blanket prohibition on this type of sign within 500 feet of an existing traffic signal and certain intersections anticipated to be signalized. Mr. Castranio displayed a plan showing the location of the 500' setback in relationship to the intersection of Denver Road and Route 272, and discussed the alternate proposed approach with regard to intersection separation. It was noted that this proposed amendment, if approved, would be applicable Township wide and not specific to this intersection. Discussions regarding the sign's setbacks, the proposed sign's location, the current right of way widths and configuration, potential widening related to future signalization improvements, the sign's location relative to the traffic signal and associated approaching driver's line of view, etc. continued. Mr. Lied noted that the Lancaster County Planning Commission (LCPC) comments are pending, and that the LCPC is scheduled to formally review and comment on the proposed amendment at their meeting on the afternoon of March 25, 2019. Mr. Lied indicated that based on recent communications with Mr. Brad

PLANNING COMMISSION MEETING MINUTES

MONDAY, FEBRUARY 25, 2019

Stewart from the LCPC, Mr. Stewart intends to be present at the next Township Planning Commission meeting and can highlight and discuss any LCPC comments at that time. Discussions continued. No further action was required.

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (04-01-2019): No one was present for this plan. Mr. Lied noted there is no new information and no action is required.

MOTION: Kathleen O'Connell made a motion, seconded by Ralph Buckles, to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

HEATHERWOODS PHASES 4 & 5 – FINAL PLAN (04-20-2019): No one was present for this plan. Mr. Lied briefly highlighted the plan and project status. Mr. Lied noted that the applicant recently re-submitted updated plans and intend to be present at the March 7th Board of Supervisors meeting. Since the plan was previously recommended for conditional approval by the Planning Commission, there is no new information and no action required from the Planning Commission at this time.

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 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 receiving submitting for and obtaining ECTA approval. No further action is required.

BRIEFING & OTHER GENERAL DISCUSSION ITEMS:

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

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Garden Spot Frame & Alignment was briefly discussed stating the plans have been submitted for Township signatures. Mr. Lied noted that the financial security is pending. Wabash Landing was briefly discussed and it was noted that several building permits have been issued.

PREPLANNING MEETING UPDATES (CARRIAGE HILL PH. 3 & 4, PFAUTZ FAMILY, ETC.): 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. Pfautz Family pre-application meeting was highlighted as it related to long-term access management, proposed lot configurations, waiver/modifications and deferrals. Discussions continued.

UPDATE ON PENDING STORMWATER MANAGEMENT PLAN (SWM) REVIEWS: Mr. Lied noted that the Township/Becker are currently reviewing several SWM Plans; one on East Church Street (single family dwelling with accessory structure) and one on Lausch Road (accessory structure).

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Ralph Buckles to adjourn the meeting at 8:50 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,
Chris Fitterling
Planning Commission Vice Chairman