

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

July 31, 2017

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Heatherwoods (Ph 3, 4 and 5)	Revised Preliminary Plan	8-20-2017
Tru-Denver	Prel/Final Land Development Plan	8-20-2017
UGI	Preliminary Land Development Plan	9-17-2017
Fox Brooke	Preliminary Sub/Land Dev. Plan	10-8-2017
Wabash Landing	Phase 1 Final Plan	10-10-2017
Garden Spot Frame & Alignment	Pre/Final Land Development Plan	12-22-2017

BRIEFING /GENERAL DISCUSSION ITEMS

MS4 NPDES – Program Update Draft Pollution Reduction Plan

Pre-Planning Meeting Updates

Graybill/Zimmerman – Zoning Change Request

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, JULY 31, 2017

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, July 31, 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, Ralph Buckles, and Steve Graybill

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

Visitors: David Bitner of RGS Associates and Brad Stewart of LCPC

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, June 26, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

HEATHERWOODS (PHASES 3, 4 AND 5) – REVISED PRELIMINARY PLAN (08-20-2017): No one was in attendance for this plan. Mr. Lied noted that the Township and his office are in the process of reviewing the updated plan which were received recently. Mr. Lied briefly highlighted the project and status of the outside agency reviews and noted that the plan is progressing along.

MOTION: Mr. Buckles made a motion, seconded by Mr. Zimmerman to reject the Heatherwoods (Phases 3, 4 and 5) Revised Preliminary Plan unless a written time extension is received. No questions or comments were offered. Motion carried unanimously. (6/0)

TRU-DENVER – PRELIMINARY/FINAL LAND DEVELOPMENT (08-20-2017): Dave Bitner, P.E. of RGS was in attendance for this plan. Mr. Lied noted that updated plans were received and a review letter was issued earlier in the day. Mr. Bitner highlighted the plan noting the biggest changes since the last time before the Planning Commission was the shifting of two oversized parking spaces and removal of a portion of the sidewalk along North Reamstown Road per recommendation from Mr. Russell and Mr. Lied. It was noted that they are removing the existing driveway leading out to Rt. 272 and will be obtaining PennDOT approval for that work. The applicant also needs to obtain a NPDES permit from the LCCD/DEP and Erosion and Sedimentation Control Plan approval from LCCD. The required Transportation Impact Fee (TIF) based on the applicant's consultant's evaluation is \$52,850.00. Discussions continued regarding the plan and two outstanding waiver/modifications.

MOTION: Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to recommend approval of waiver/modification of §194.14.D(9) to authorize the submission of detailed enlarged plan views with spot elevations to identify improvements to the existing streets in lieu of detailed roadway cross-sections every 50'. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Mr. Graybill made a motion, seconded by Mr. Zimmerman, to recommend approval of waiver/modifications of §194-30.R(1) and §194-30.R(4) to authorize a change in the size and style of oversized parking spaces to allow the spaces to be "back-in" style with two spaces at 70' x 12', five spaces at 40' x 10', and two spaces at 26' x 9'. No questions or comments were offered. Motion carried unanimously. (6/0)

PLANNING COMMISSION MEETING MINUTES MONDAY, JULY 31, 2017

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

TRU-DENVER – PRELIMINARY/FINAL LAND DEVELOPMENT

MOTION: Secretary Fitterling made a motion, seconded by Mr. Zimmerman, to recommend conditional approval of the Tru-Denver Preliminary/Final Land Development based on the applicant addressing the items outlined in the Becker Engineering review letter dated July 31, 2017, and supplemental comments to be provided by Scott Russell. No questions or comments were offered. Motion carried unanimously. (6/0)

UGI – PRELIMINARY LAND DEVELOPMENT PLAN (07-19-2017): No one was in attendance for this plan. Mr. Lied noted that no recommendations are needed relative to the project, since conditional approval was previously recommended by the Planning Commission at the last meeting. Mr. Lied highlighted the status of various pending agency reviews and any minor plan updates since the last Planning Commission meeting. No further action needed at this time.

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.

WABASH LANDING – PHASE 1 FINAL PLAN (10-10-2017): No one was in attendance for this plan. Mr. Lied noted that the Planning Commission previously recommended Conditional Approval; no further 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 it is anticipated that a new updated plan submittal will be received soon. PennDOT Highway Occupancy Permit approval are pending. Mr. Lied highlighted the plan and the remaining waiver/modification related to the material to be used to establish the parking/maneuvering area at the rear of the property in the vicinity of the accessory storage building. The applicant is requesting to utilize stone or similar alternate surface in lieu of asphalt paving. The waiver/modification will be discussed in more detail at the next meeting along with the updated plan. No further action needed at this time.

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to table the Garden Spot Frame & Alignment Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

BRIEFING/OTHER GENERAL DISCUSSION ITEMS: MS4/NPDES MS4 PRP update: The Pollution Reduction Plan for public review is now complete; one written comment was received concerning farming practices. The PRP is proposed to be presented at the August 17th Supervisors Meeting. • **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 noted that during recent pre-application meetings, the Township 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. Lied indicated that recent site review meetings were held to review the project scope and discuss safety issues directly with the Fire Marshall and stormwater facility maintenance issues with the Township and Becker. Since the refrigeration system is ammonia based, the on-site meeting with the Fire Marshall was recommended by the Township, prior to considering any waiver/modification. The discussions continued. • Mr. Lied noted that the Township received a request to rezone property currently owned by

PLANNING COMMISSION MEETING MINUTES MONDAY, JULY 31, 2017

BRIEFING/OTHER GENERAL DISCUSSION ITEMS: (CONTINUED)

Graybill/Zimmerman in the area of Stevens Road near the Village of Stevens. Steve Graybill (one of the applicants) and Robert Zimmerman (relative of one of the applicants) both recused themselves from the evaluation of the request. The request is to change the Zoning from Rural Residential (R) and Suburban Residential (R-1) to Light Industrial Zoning (I-1). The information submitted with the request was highlighted. It was noted that the proximity to the existing rail line and availability of rail service was one of reasons the applicant was using to support the request. Mr. Lied noted that the applicant has been in discussion with the Township Manager relative to the request and the process involved with reviewing requests of this nature. Mr. Lied noted that the LCPC will need to formally review the request and provide official comment to the Township. Brad Stewart indicated that he would be willing to meet with the Township and applicant to better understand the request and provide any initial thoughts. Mr. Graybill indicated that he has initiated contact with the various property owners adjacent to the subject tracts and was discussing possible covenants to provide expanded residential buffering. Mr. Lied recommended the applicant consider obtaining more formal correspondence from the railroad confirming the ability to reasonably install rail spurs and provided long-term rail service. It was noted that truck access would be restricted to Stevens Road since Pfautz Hill Road and Weaver Road have limitations that result in them not being viable without significant upgrades. It was also recommended that applicant should check with that the Authority (ECTA) to ensure there aren't any major issues with supporting future industrial uses in this area. It was noted that the existing geology (Karst) and topography are other factors to acknowledge and consider as part of any zoning change request. Lengthy discussions continued as the Planning Commission heard the information presented by the applicant and considered the various uses which would be authorized under permitted uses or special exception uses within the Light Industrial Zone. The applicant will follow up with Scott Russell relative to the request and coordinating future LCPC review.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Vice Chairman Wenger made a motion, seconded by Secretary Fitterling to adjourn the meeting at 8:55 p.m. There were no questions. Motion carried unanimously. (6/0)

Respectfully submitted,

Chris Fitterling, Secretary