

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

August 26, 2019

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Mt. Zion Baptist Church	Final Land Development Plan	9-22-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	9-28-2019
210 Pfautz Hill Road	Minor Subdivision Plan	10-24-2019
Carriage Hill (Phases 4 and 5)	Preliminary/Final Subdivision Plan	10-27-2019
Cocalico Christian Brotherhood	Final Land Development	11-16-2019

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Trackside/Stevens Feed Mill (Rezoning and Text Amendment)
985 Building Expansion/Sturdy Built (Text Amendment and Right-of-way Vacation)
Black Horse Redevelopment – TIF Program CIP Update Status
Village at East Cocalico – Project Meeting Update
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, AUGUST 26, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, August 26, 2019 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Secretary Chris Fitterling, Steve Graybill, and Kathleen O'Connell

Interim Manager: Penny Pollick

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

Visitors: Mike Pfautz, Jolynn Nolt, Jeff Pfautz, Todd Vaughn, Joe Eisenhauer, and Brad Stewart

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill, to approve the Planning Commission meeting minutes from Monday, July 29, 2019. No questions or comments were offered. Motion carried unanimously. (4/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (09-22-2019): No one was present for this plan. Mr. Lied provided a brief overview of the status of the project and plan. No action is required since the Planning Commission previously recommended approval of the plan.

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (09-28-2019): No one was present for this plan. Mr. Lied provided a brief overview of the status of the project.

MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill, to reject unless a time extension request is received for the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

210 PFAUTZ HILL ROAD MINOR SUBDIVISION PLAN (10-24-2019): Mike Pfautz, Jolynn Nolt and Jeff Pfautz were present for this plan. Mr. Lied provided a brief overview of the plan and pending waiver/modification request.

MOTION: Secretary Fitterling made a motion, seconded by Kathleen O'Connell, to recommend approval of the waiver/modification to allow a 25' wide proposed right-of-way along Pfautz Hill Road in lieu of the required 30' with the understanding that the Board of Supervisors would consider any additional input by the Township Transportation Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Graybill made a motion, seconded by Secretary Fitterling, to recommend conditional approval of the 210 Pfautz Hill Road Minor Subdivision Plan, conditioned upon the applicant and applicant's consultant addressing all outstanding items as outlined in the Becker review letter dated August 23, 2019 to the satisfaction of the Township, Township Zoning Officer, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

CARRIAGE HILL (PH. 3 & 4) PRELIMINARY/FINAL SUBDIVISION PLAN (10-27-2019): Mr. Todd Vaughn of DM/A and Joe Eisenhauer of Landmark were present to discuss the plan. Mr. Lied provided a brief overview of the plan and project scope. Mr. Lied noted that the project was previously highlighted as a briefing item at the last Planning Commission meeting. Mr. Lied stated that he has advanced his technical plan review and developed plan mark-ups. Mr. Lied indicated that per discussions with the applicant and applicant's consultants it was agreed that redlined plan mark-ups would be provided in lieu of a detailed plan review letter. A meeting will be confirmed in the near future to review

PLANNING COMMISSION MEETING MINUTES

MONDAY, AUGUST 26, 2019

SUBDIVISION AND LAND DEVELOPMENT PLANS:

(CONTINUED)

CARRIAGE HILL (PH. 3 & 4) PRELIMINARY/FINAL SUBDIVISION PLAN

the plan mark-ups in detail with the applicant and applicant's consultant. It was noted that an NPDES pre-application meeting has been scheduled for September, 12, 2019 with DEP. Mr. Lied outlined that the goal for tonight's discussion is to allow the applicant and applicant's consultant to formally introduce themselves and their project and then attempt to highlight various items that may require future input from the Planning Commission as the project proceeds. Discussion occurred relative to Ridge Avenue road frontage improvements, internal road widths (waiver/modification), lot grading, steep slopes/slope stability, the stormwater basin, requirements for basin fencing, stormwater facility maintenance (private verses HOA), basin vegetation, construction access restrictions, etc. Joe Eisenhower explained that their intent is to have the owner of one lot solely responsible for the main stormwater basin. Several Planning Commission members expressed concerns relative to the burden being carried by a single property owner and how that property owner is properly informed regarding the full extent of the maintenance responsibilities. Mr. Lied stated that the project has been submitted to the East Cocalico Township Authority (ECTA), and the applicant has been informed by the ECTA that capped gravity sewer system will be required for the lots to initially be served by grinder pumps.

MOTION: Kathleen O'Connell made a motion, seconded by Steve Graybill, to table the Carriage Hill (Ph. 3 & 4) Preliminary/Final Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

COCALICO CHRISTIAN BROTHERHOOD FINAL LAND DEVELOPMENT PLAN (11-16-2019): No one was present for this plan. Mr. Lied provided a brief overview of the status of the plan and the recently approved time extension.

MOTION: Kathleen O'Connell made a motion, seconded by Secretary Fitterling, to table the Cocalico Christian Brotherhood Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Mr. Lied highlighted the following items.

TRACKSIDE/STEVENS FEED MILL (REZONING AND TEXT AMENDMENT) – BRIEFING ITEM: Mr. Lied provided a brief overview of the prior requests for rezoning and a text amendment. Mr. Lied noted that the applicant's attorney was at the last Planning Commission meeting to highlight the proposed requests and answer any initial questions or concerns from the Planning Commission. Mr. Lied indicated that per discussions with the Township and Township Solicitor, the two items are intended to be considered by the Board of Supervisors at their meeting on October 3, 2019. Mr. Lied explained that the Township was recently informed that the applicant would like to amend the application to only rezone a portion of the Stevens Feed Mill property, which was a change that occurred subsequent to and as a result of the prior Planning Commission discussions. Brad Stewart of the LCPC was in attendance and confirmed that the LCPC considered these two items at their meeting earlier in the day and recommended adoption/approval. Mr. Lied explained that the Township Solicitor has asked that the Planning Commission consider the rezoning and text amendment and provide comment and recommendations to the Board of Supervisors.

MOTION: Steve Graybill made a motion, seconded by Kathleen O'Connell, to recommend approval of the Trackside/Stevens Feed Mill Rezoning. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill, to recommend approval of the Zoning Ordinance Text Amendment as presented and requested by D. Yoder and prepared by the Township Solicitor. No questions or comments were offered. Motion carried unanimously. (4/0)

985 BUILDING EXPANSION/STURDY BUILT (TEXT AMENDMENT AND RIGHT-OF-WAY VACATION): Mr. Lied discussed the project and associated Stormwater Management Plan and the status of the related proposed Zoning Ordinance text amendment and right-of-way vacation. Mr. Lied noted that the requested Zoning Ordinance Amendment relates to a reduction in the front yard setback within the I-1 and I-2 zones and amending the definition of loading space.

PLANNING COMMISSION MEETING MINUTES

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SUBDIVISION AND LAND DEVELOPMENT PLANS:

(CONTINUED)

985 BUILDING EXPANSION/STURDY BUILT (TEXT AMENDMENT AND RIGHT-OF-WAY VACATION)

Brad Stewart of the LCPC was in attendance and confirmed that the LCPC considered the proposed Zoning Ordinance text amendment at their meeting earlier in the day and recommended approval/adoption. Mr. Lied explained that the Township Solicitor has asked that the Planning Commission consider the text amendment and provide comment and recommendations to the Board of Supervisors. Mr. Lied noted that the Planning Commission could provide a recommendation relative to the proposed vacation of right-of-way, which was also favorably reviewed by the LCPC at their meeting earlier in the day.

MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill, to recommend approval of the Zoning Ordinance Text Amendment. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Graybill made a motion, seconded by Secretary Fitterling, to recommend approval of the vacation of a portion of right-of-way of Stone Hill Road (T-963). No questions or comments were offered. Motion carried unanimously. (4/0)

BLACK HORSE REDEVELOPMENT – TIF PROGRAM CIP UPDATE STATUS: Mr. Lied noted that the Township Transportation Engineer will be updating that Capital Improvement Plan as it relates to Hill Road.

VILLAGE AT EAST COCALICO – PROJECT MEETING UPDATE: Mr. Lied noted that the Township is in the process of coordinating and scheduling a pre-application meeting with the perspective developer, developer's consultant and key Township and ECTA representatives to discuss aspects of the project.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied noted various on-going construction projects within the Township.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Kathleen O'Connell made a motion, seconded by Steve Graybill to adjourn the meeting at 8:46 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Secretary