

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

September 30, 2019

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Carriage Hill (Phases 4 and 5)	Preliminary/Final Subdivision Plan	10-27-2019
Mt. Zion Baptist Church	Final Land Development Plan	12-21-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	1-26-2020

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Trackside/Stevens Feed Mill (Rezoning and Text Amendment Status Update)
985 Building Expansion/Sturdy Built (Text Amendment and Right-of-way Vacation Status Update)
Black Horse Redevelopment – TIF Program CIP Status Update
Shady Grove Campground – Riparian Buffer Determination Request
Grande Construction – Pre-planning Meeting Status Update
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, SEPTEMBER 30, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, September 30, 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, Bob Zimmerman, Ralph Buckles, and Kathleen O'Connell

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

Visitors: Randall Wright of Hanover Engineering, and Brad Stewart of LCPC

The Planning Commission welcomed Mr. Ralph Buckles re-appointment to the Planning Commission.

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Kathleen O'Connell, to approve the Planning Commission meeting minutes from Monday, August 26, 2019. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

Mr. Lied suggested altering the agenda slightly to accommodate the attendee of Shady Grove Campground first since Mr. Wright was present for the briefing items discussions regarding the Shady Grove Campground Riparian Buffer Determination Request.

SHADY GROVE CAMPGROUD – RIPARIAN BUFFER DETERMINATION REQUEST: Randall Wright of Hanover Engineering was present for this plan. Mr. Lied highlighted the plan. Mr. Wright distributed copies. They are hoping to try to push forward on relief of the riparian buffer to help have the other issues resolved. Mr. Wright explained and asked if the Planning Commission had any questions after their review. Mr. Wright asked that a recommendation be forwarded to the Board of Supervisors for a text amendment to the riparian buffer; in reference to riparian buffer relief and MS4 Stormwater regulations. Lengthy discussions continued.

CARRIAGE HILL (PHASES 4 AND 5) – PRELIMINARY/FINAL SUBDIVISION PLAN (10-27-2019): There was no plan holder representative present. Mr. Lied highlighted the plan.

MOTION: Bob Zimmerman made a motion, seconded by Ralph Buckles, to accept the 120-day time extension request received for the Carriage Hill (Phases 4 and 5) Preliminary/Final Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Kathleen O'Connell made a motion, seconded by Ralph Buckles, to table the Carriage Hill (Phases 4 and 5) Preliminary/Final Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**PLANNING COMMISSION MEETING MINUTES
MONDAY, SEPTEMBER 30, 2019**

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

MT. ZION BAPTIST CHURCH - FINAL LAND DEVELOPMENT PLAN (12-21-2019): There was no plan holder representative present. Mr. Lied highlighted the plan. No action is necessary at this time since the Planning Commission previously recommended approval of the plan.

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-26-2020): There was no plan holder representative present. Mr. Lied highlighted the plan. Mr. Lied provided a brief overview of the status of the project.

MOTION: Secretary Fitterling made a motion, seconded by Kathleen O'Connell, to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

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

TRACKSIDE/STEVENS FEED MILL (REZONING AND TEXT AMENDMENT) – STATUS UPDATE: Mr. Lied provided a brief overview of the prior requests for rezoning and a text amendment; noting that this is on the Supervisors Agenda for this coming Thursday morning.

985 BUILDING EXPANSION/STURDY BUILT (TEXT AMENDMENT AND RIGHT-OF-WAY VACATION):
Mr. Lied provided a brief overview of the prior requests for rezoning and a text amendment; noting that this is on the Supervisors Agenda for this coming Thursday morning.

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. A recent meeting was held.

GRANDE CONSRUCTION – PRE-PLANNING MEETING STATUS UPDATE: Mr. Lied highlighted.

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

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Ralph Buckles made a motion, seconded by Kathleen O'Connell to adjourn the meeting at 8:36 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Secretary