

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**October 28, 2019**

### **APPROVAL OF MINUTES**

### **SUBDIVISION AND LAND DEVELOPMENT PLANS**

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Mt. Zion Baptist Church	Final Land Development Plan	12-21-2019
Fox Brooke	Preliminary Sub/Land Dev. Plan	1-26-2020
Wabash Landing	Phase 2 Final Plan	1-26-2020
Carriage Hill (Phases 4 and 5)	Preliminary/Final Subdivision Plan	2-24-2020
Presidential Cabinets	Preliminary/Final Land Dev. Plan	(N/A)

### **GENERAL DISCUSSION ITEMS / BRIEFING ITEMS**

Earth, Turf and Wood – Deferral Request of Route 272 Road Frontage Improvement  
Stevens Feed Mill – Sketch Plan/Waiver of Land Development  
Black Horse Redevelopment – Status Update/TIF CIP Update  
LERTA – Update to Reflect Recent Rezoning  
Preplanning Meeting Updates  
Update Regarding Status of Active Construction Projects

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES MONDAY, OCTOBER 28, 2019**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, October 28, 2019 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

### **ATTENDANCE:**

Planning Commission: Chairman Paul Wenger, Vice Chairman Sidni Schlegel, Secretary Chris Fitterling, Bob Zimmerman, Ralph Buckles, and Kathleen O'Connell

Land Planning Engineer: Brent Lied, P.E.

Visitors: Tom Matteson, Dave Mease, Johnathan Sensenig, Jarod Hynson, and Delvin Martin

### **APPROVAL OF MINUTES:**

**MOTION:** Secretary Fitterling made a motion, seconded by Ralph Buckles, to approve the Planning Commission meeting minutes from Monday, September 30, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

### **SUBDIVISION AND LAND DEVELOPMENT PLANS:**

**MT. ZION BAPTIST CHURCH – FINAL LAND DEVELOPMENT PLAN (12-21-2019):** Project representatives present. Mr. Lied gave a brief status update of the plan. Mr. Lied reported that the Planning Commission had previously recommended conditional approval of the plan, so no further action is required at this time. No questions were asked.

**FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-26-2020):** There was no plan project representatives present. Mr. Lied provided a brief update relative to the project and explained that a new developer is currently evaluating purchasing the property. Mr. Lied indicated that since there is adequate time until the deadline for action, the appropriate action would be to table the plan.

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

**WABASH LANDING – PHASE 2 FINAL PLAN (01-26-2020):** There was no project representatives present. Mr. Lied highlighted the Phase 2 Final Plan was just recently submitted to the Township, and therefore is currently under review by Becker. Mr. Lied noted that the Phase 2 project includes a new roadway intersection with Stevens Road, which requires the issuance of a PennDOT Highway Occupancy Permit. No questions were asked.

**MOTION:** Bob Zimmerman made a motion, seconded by Kathleen O'Connell, to table the Wabash Landing Phase 2 Final Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

**CARRIAGE HILL (PHASES 3 AND 4) – PRELIMINARY/FINAL SUBDIVISION PLAN (02-24-2020):** There was no project representatives present. Mr. Lied provided a brief background on the current status of the project and indicated that the applicant and applicant's consultants are current addressing plan mark-ups from Becker and addressing ECTA issues. Mr. Lied reported that the per a prior coordination meeting with DEP and the LCCD, the NPDES permit will be reviewed by DEP. Mr. Lied provided an update to the Planning Commission relative to the status of the tot lots within the existing development, and indicated that the Board of Supervisors have authorized the Township Solicitor to proceed with the process necessary for the sale of the tot lots, with the funds being shifted to the nearby Township Park. No questions were asked.

**MOTION:** Kathleen O'Connell made a motion, seconded by Vice Chairman Schlegel, to table the Carriage Hill Phases 3 and 4 Preliminary/Final Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

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### **SUBDIVISION AND LAND DEVELOPMENT PLANS:** (CONTINUED)

**PRESIDENTIAL CABINETS – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (N/A):** Dave Mease of Diehm & Sons and Johnathan Sensenig, the property owner, were in attendance for this project. Mr. Lied provided the background on the project and indicated that the project had previously received a recommendation for approval from the Planning Commission and conditional approval from the Board of Supervisors. Mr. Lied noted that one of the conditions of approval was to finalize a shared access agreement related to the shared access drive. Mr. Lied explained that the applicant and applicant's consultant have been unsuccessful in formalizing the shared access agreement with the neighbor, and therefore reached out to the Township to discuss alternate approaches. Mr. Mease further clarified aspects of the project and discussed the complications associated with the shared access easement in more detail. Lengthy discussion occurred regarding the shared access, the proposed shifting of the access to provide the 20' width on the subject property, the potential consideration of not paving portions of the access, etc. Mr. Mease noted they have submitted two waiver/modification requests related to the access drive. Lengthy discussions continued. Following the discussions, the following motions were made:

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of the requirements of §194-28.D.(4) of the Subdivision and Land Development Ordinance related to side yard separation access drive and authorize the access drive to be located as depicted on the current plan, providing a 20' width directly adjacent to the property line, conditioned upon the Township Solicitor confirming satisfaction with the approach. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Vice Chairman Schlegel made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver/modification of §194-46.B.(2) and §194-46.B.(4) of the Subdivision and Land Development Ordinance to authorize the applicant to utilize the assessed land value and the Township accepting the resulting fee in-lieu-of park and open space land dedication in the amount of \$1,622.00. No questions or comments were offered. Motion carried unanimously. (6/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Ralph Buckles, to recommend approval of a waiver of §194.46.B.(3) of the Subdivision and Land Development Ordinance related to the requirement to pay the park and open space fee in-lieu-of land dedication, and waive the applicable fee if the applicant submits an application for and participates in an interim program. No questions or comments were offered. Motion carried unanimously. (6/0)

In light of additional discussions related to the access drive and a potential request for relieve from paving a portion of the access drive, the plan was temporarily tabled to allow Mr. Mease and Mr. Sensenig to discuss the matter as the Planning Commission proceeds with other agenda items.

**MOTION:** Bob Zimmerman made a motion, seconded by Ralph Buckles, to table the Presidential Cabinets Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

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

**EARTH, TURF AND WOOD – DEFERRAL REQUEST OF ROUTE 272 ROAD FRONTAGE IMPROVEMENT:** Tom Matteson of Diehm and Sons and Jarod Hynson were present for this plan. Mr. Lied provided a brief overview of the Concept Plan, associated improvements and the related deferral request pertaining to Route 272 frontage improvements. Mr. Lied noted that as a follow-up to prior pre-application discussions, the applicant and applicant's consultant elected to obtain more certainty on the limits of frontage improvements, specifically related to Route 272. Mr. Lied explained that the proposed project involves multiple properties along North Reamstown Road with the main objective of developing the

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### GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:

(CONTINUED)

property to accommodate a new commercial building of approximately 13,900 square footage to serve as the new location for Earth, Turf and Wood. Mr. Matteson further highlighted aspects of the project and the Concept Plan. Lengthy discussions continued regarding the requested deferral of frontage improvements along Route 272, future stormwater requirements, the limits and nature of future frontage improvements along North Reamstown Road, etc. Following the discussion, the following motion was made.

**MOTION:** Ralph Buckles made a motion, seconded by Bob Zimmerman, to recommend approval to defer of the road frontage improvements (curb, sidewalk and road widening) along North Reading Road (Rt. 272) as represented on the plans submitted by Diehm and Sons in conjunction with the written deferral request dated October 7, 2019. No questions or comments were offered. Motion carried unanimously. (6/0)

### **PRESIDENTIAL CABINETS – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (N/A):**

Continuation of Discussion – Dave Mease of Diehm & Sons presented a written waiver/modification requesting relief from paving portions of the proposed access drive. The Planning Commission discussed the waiver/modification requests and the specific limits of the access drive impacted by the waiver/modification. Following discussions, the following motion was made:

**MOTION:** Secretary Fitterling made a motion, seconded by Bob Zimmerman, to recommend approval of a waiver/modification of the requirements of §194-28.D.(6), 194-28.G. and 194-25.K.(4) of the Subdivision and Land Development Ordinance related to the requirement of paving access drives and authorize the applicant to pave the access drive apron from the public roadway to the radius of the access drive apron and authorize the applicant to utilize stone/gravel from the end of the paved apron radius to the proposed parking lot area. Motion carried unanimously. (6/0)

Since the plan had previously received a recommendation for conditional approval, no further action was required.

**STEVENS FEED MILL – SKETCH PLAN/WAIVER OF LAND DEVELOPMENT:** Dave Mease of Diehm and Sons; and Delvin Martin, property owner, were present for this plan and waiver request. Mr. Lied provided an overview of the Sketch Plan and related waiver request. Mr. Lied explained that the project involves the removal of an existing barn on the northern side of Stevens Road and the construction of a similar sized storage building on the southern side of Stevens Road. Dave Mease further highlighted aspects of the project and noted that existing impervious or semi impervious areas will be converted to grass to offset and address stormwater management. Lengthy discussions continued on various aspects of the project including the nature of the existing roadway access along Stevens Road, the proximity of the project to the future frontage improvements associated with Phase 2 of Wabash Landing, the potential applicability of curb and sidewalk improvements, sight distance at existing access points, landscaping/screening, and general traffic flow and possible access management improvements. Following the discussions relative to the project and the request for a waiver of Land Development, the following motion was made:

**MOTION:** Bob Zimmerman made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver of Land Development as requested by the applicant related to the removal of an existing storage barn and construction of a similar size storage building as depicted on the Sketch Plan prepared by Diehm and Sons. No questions or comments were offered. Ralph Buckles and Kathleen O'Connell nay. Motion carried (4/2).

Following the motion it was further clarified by the Planning Commission and Mr. Lied that the expectation is that the applicant and applicant's consultant will work with the Township and take reasonable steps to improve access management by extending green areas and providing traffic markings, while also considering future accommodations for sidewalk, since the likelihood is Wabash Landing will be extending sidewalk to the area in the future.

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**GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:**

*(CONTINUED)*

**BLACK HORSE REDEVELOPMENT – STATUS UPDATE/TIF CIP UPDATE:** Mr. Lied noted that the Transportation Engineer is working on coordinating the update to the Transportation Impact Fee (TIF) and Capital Improvement Plan (CIP). Mr. Lied also reported that the Township has met with Pepperidge Farm regarding the CIP update and associated Black Horse project.

**LERTA – UPDATE TO REFLECT RECENT REZONING:** Mr. Lied noted that Tom Goodman is in the process of coordinating and scheduling a hearing to update the LERTA program to include the recently rezoned industrial lands.

**PREPLANNING MEETING UPDATES:** Mr. Lied highlighted recent pre-planning discussions and meeting requests.

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

**ANNOUNCEMENT:** Chairman Wenger announced that Chris Fitterling, Secretary, will be leaving the Planning Commission; Chris will be at the November and December Planning Commission meetings but the December meeting will be his last.

**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 Secretary