

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

November 18, 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	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 3 and 4)	Preliminary/Final Subdivision Plan	2-24-2020
Presidential Cabinets	Preliminary/Final Land Dev. Plan	(N/A)

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Stevens Feed Mill – Sketch Plan/Waiver of Land Development – Status Update
Village at East Cocalico – Project Update
Preplanning Meeting Updates
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, NOVEMBER 18, 2019

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, November 18, 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, and Ralph Buckles

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

Visitors: Josh Boulton and Jim Henke

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Schlegel, to approve the Planning Commission meeting minutes from Monday, October 28, 2019. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

WABASH LANDING – PHASE 2 FINAL PLAN (01-26-2020): Josh Boulton and Jim Henke of Pioneer Management were present for the project. Mr. Lied provided a brief background regarding the overall project, the prior approved Preliminary Plan, the Phase 1 Final Plan approval and the currently submitted Phase 2 Final Plan. Mr. Lied explained that the goal tonight is to provide an initial introduction to the Phase 2 plan and waiver/modification as submitted, so the Planning Commission is prepared to consider action on the waiver/modification at the next meeting. Mr. Lied noted that the detailed plan review is underway and should be completed prior to the next Planning Commission meeting. Mr. Lied noted that the Preliminary Plan depicted the project having 3 Phases, but that the current Phase 2 Final Plan reflects a change in the phasing limits. Mr. Boulton explained that the applicant's primary intent regarding the proposed change in the phasing limits was to prevent the need for the future Phase 3 construction traffic to travel through completed phases of the development. Mr. Lied highlighted the waiver/modification request related to secondary access as included with the Phase 2 submission, Mr. Lied and Mr. Boulton explained the current temporary emergency secondary access lane approach as previously agreed to as part of the Phase 1 Final Plan, and the general adjusted temporary approach being proposed for the new Phase 2. Mr. Lied indicated that he will be pursuing additional feedback from the Fire Marshal regarding the temporary emergency access approach prior to the next Planning Commission meeting. Mr. Lied and Mr. Boulton explained that a PennDOT Highway Occupancy Permit is required in order to complete the Phase 2 roadway connection to Stevens Road, and that the traffic consultant for the applicant is currently working on the Traffic Impact Study (TIS) which is the first step in the PennDOT permitting process. Mr. Boulton provided further background regarding the PennDOT permitting efforts. Discussion continued on various aspects of the project. No questions were asked.

MOTION: Bob Zimmerman made a motion, seconded by Ralph Buckles, to table the Wabash Landing Phase 2 Final Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

MT. ZION BAPTIST CHURCH – FINAL LAND DEVELOPMENT PLAN (12-21-2019): Mr. Lied noted that there is no new information regarding the project. No questions were asked.

MOTION: Vice Chairman Schlegel made a motion, seconded by Ralph Buckles, to table the Mt. Zion Baptist Church Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES MONDAY, NOVEMBER 18, 2019

FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-26-2020): There was no plan project representatives present. Mr. Lied noted that the Township and East Cocalico Township Authority attended a second pre-application meeting with a new developer who is considering acquiring the property to pursue a more traditional single-family residential development. No new information was submitted related to the prior Fox Brooke “Village Overlay” project.

MOTION: Secretary Fitterling 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. (5/0)

CARRIAGE HILL (PHASES 3 AND 4) – PRELIMINARY/FINAL SUBDIVISION PLAN (02-24-2020): There was no project representatives present. Mr. Lied provided a background on the current status of the project and indicated that the Phase 3 and 4 detailed plan review is underway. Mr. Lied noted that the the key issues previously discussed when the applicant and applicant’s consultant attended last month’s Planning Commission meeting to introduce the project, will need to be discussed in more detail following issuance of Becker’s detailed review letter. Brief discussions occurred.

MOTION: Ralph Buckles made a motion, seconded by Secretary Fitterling, to table the Carriage Hill Phases 3 and 4 Preliminary/Final Subdivision Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

PRESIDENTIAL CABINETS – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (N/A): Mr. Lied noting that the Supervisors passed the prior waiver/modifications consistent with the Planning Commission’s recommendations. No action required.

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

STEVENS FEED MILL – SKETCH PLAN/WAIVER OF LAND DEVELOPMENT: No one was present for this plan. Mr. Lied noted that the Supervisors approved a deferral of waiver of land development with deferral of curb and sidewalk as a condition.

VILLAGE OF EAST COCALICO - PROJECT UPDATE: No one was present for this plan. Mr. Lied highlighted. Mr. Lied distributed copies of the plan and briefly explained some potential changes being discussed with the Township and Township staff.

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.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Chairman Wenger made a motion, seconded by Bob Zimmerman to adjourn the meeting at 8:41 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling
Planning Commission Secretary