

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**December 16, 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 3 and 4)	Preliminary/Final Subdivision Plan	2-24-2020

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

Village at East Cocalico – Project Update

Adaptive Reuse of Agricultural Buildings – Correspondence Related to 51 Cocalico Creek Road

Pre-Planning Meeting Updates

Update Regarding Status of Active Construction Projects

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 16, 2019**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, December 16, 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: Jim Henke and Kevin Zimmerman

### **APPROVAL OF MINUTES:**

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Schlegel, to approve the Planning Commission meeting minutes from Monday, November 18, 2019. No questions or comments were offered. Motion carried unanimously. (5/0)

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

**MT. ZION BAPTIST CHURCH – FINAL LAND DEVELOPMENT PLAN (12-21-2019):** Mr. Lied noted that there is no new information regarding the project and the remaining coordination with the East Cocalico Township Authority (ECTA). Mr. Lied indicated that the Township received a 90-day time extension offer dated December 6, 2019 from the applicant's consultant. No questions were asked.

**MOTION:** Secretary Fitterling made a motion, seconded by Bob Zimmerman, to accept the 90-day time extension offer as submitted by the applicant's consultant, dated December 6, 2019, which will extend the deadline for action on the Mt. Zion Baptist Church – Final Land Development Plan until March 20, 2020. No questions or comments were offered. Motion carried unanimously. (5/0)

**FOX BROOKE PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (01-26-2020):** There was no project representatives present. No new information was submitted related to the prior Fox Brooke "Village Overlay" project. It was noted that based on the current deadline for action a time extension offer will be required.

**MOTION:** Secretary Fitterling made a motion, seconded by Bob Zimmerman, to reject the Fox Brooke Preliminary Subdivision/Land Development Plan unless a time extension is received. No questions or comments were offered. Motion carried unanimously. (5/0)

**WABASH LANDING – PHASE 2 FINAL PLAN (01-26-2020):** Jim Henke of Pioneer Management and Kevin Zimmerman, owner representative, were present for the meeting. Mr. Lied provided a brief background regarding the Phase 2 portion of the project and reminded the Planning Commission that the applicant's consultant was present last meeting to highlight the plan, proposed phasing, PennDOT permitting and the waiver/modification related to the temporary, secondary, emergency access. Mr. Lied indicated that a Becker plan review letter was issued earlier in the day. Mr. Henke acknowledge receipt of the Becker plan review letter and indicated that he did not have specific comments or questions relative to the review. Mr. Lied discussed the additional feedback recently received from the Fire Marshal regarding the temporary, secondary, emergency access approach and indicated that the applicant and applicant's consultant are hoping to get further clarification regarding this matter and the pending waiver/modification. Discussions continued. Following the project discussions, the following motions were made:

## **PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 16, 2019**

### **WABASH LANDING: (CONTINUED)**

**MOTION:** Secretary Fitterling made a motion, seconded by Ralph Buckles, to approve the waiver/modification of §194-34.G.(2) of the East Cocalico Township Subdivision and Land Development Ordinance related to the requirement for secondary access for Wabash Landing Phase 2 Final Plan, and authorize the use of multi-linking, temporary, stone, secondary, emergency access routes in the general location currently shown on the plan, constructed to a minimum width of 20' as deemed satisfactory to the Township Fire Marshal, and conditioned upon the applicant also establishing financial security with the Township to cover the potential future cost to improve the connections to a 24' wide paved linking emergency access/pedestrian access meeting street standards, to the satisfaction of the Township, if the Phase 3 portion of the project does not proceed for an extended period of time. No questions or comments were offered. Motion carried unanimously. (5/0)

Mr. Lied noted that based on the current deadline for action time extension offer will be required for consideration by the Board of Supervisors.

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Schlegel, to reject the Wabash Landing Phase 2 Final Plan unless a time extension is received. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Bob Zimmerman, to table the Wabash Landing Phase 2 Final 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 general background on the current status of the project and noted that a Becker plan review letter was issued earlier in the day. Mr. Lied highlighted that there are various items within the plan review that will require future input from the Planning Commission, including items such as the waiver/modifications, lot configuration, lot grading, steep slopes, stormwater facility maintenance, mail box clusters, temporary construction access, etc. Brief discussions occurred.

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

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

**VILLAGE OF EAST COCALICO - PROJECT UPDATE:** No one was present for this plan. Mr. Lied noted that a follow-up pre-application meeting was held on December 11, 2019 with the applicant, applicant's consultant, applicant's attorney, Township representatives, Township Solicitor and Becker.

**ADAPTIVE REUSE OF AGRICULTURAL BUILDINGS - CORRESPONDENCE RELATED TO 51 COCALICO CREEK ROAD:** Mr. Lied highlighted the recent correspondence as submitted to the Township by the applicant's attorney. Mr. Lied stated that the Township Solicitor's initial view on the options outlined in the correspondence was that a Zoning Ordinance amendment would be the most appropriate way to proceed, if the Township ultimately determines there is interest in expanding the opportunities for utilization of existing agricultural buildings for dead storage. The Planning Commission discussed various aspects related to this request. Mr. Lied noted that the typical process for consideration of a request for Zoning Ordinance amendment is that the Board of Supervisors to review the request and determine if it warrants further consideration by the Township Planning Commission, Lancaster County Planning Commission, etc.

**PREPLANNING MEETING UPDATES:** Mr. Lied highlighted recent pre-planning discussions and meeting requests. Mr. Lied noted that there is a Blackhorse Redevelopment pre-application meeting scheduled for December 20, 2019 to coordinate efforts related to the PennDOT Traffic Impact Study (TIS) and the scoping application submission.

**PLANNING COMMISSION MEETING MINUTES  
MONDAY, DECEMBER 16, 2019**

**GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:**

*(CONTINUED)*

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

Since this was the last meeting for Chris Fitterling, the Planning Commission took the opportunity to formally thank him for all his years of volunteering on the Planning Commission and the effort and valued contributions he provided over those years. The Planning Commission wished him well.

**ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Bob Zimmerman to adjourn the meeting at 9:30 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling  
Planning Commission Secretary