

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

June 29, 2020

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	7-24-2020
Carriage Hill (Phases 3 and 4)	Preliminary/Final Subdivision Plan	8-27-2020
Mt. Zion Baptist Church	Final Land Development Plan	9-16-2020
Fox Brooke (Village Overlay)	Preliminary Sub/Land Dev. Plan	9-22-2020

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Red Run Exhaust	Preliminary/Final Land Dev.	9-27-2020
Stevens Feed Mill – Project Update		
Update Regarding Status of Active Construction Projects		

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, JUNE 29, 2020

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, June 29, 2020 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Secretary Ralph Buckles, Steve Graybill, and Kathleen O'Connell

Township Manager: Penny Pollick

Land Planning Eng.: Brent Lied, P.E., and Casey Kerschner

Visitors: Joe Eisenhower of Landmark Homes

APPROVAL OF MINUTES:

MOTION: Steve Graybill made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, May 18, 2020. No questions or comments were offered. Motion carried unanimously. (4/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

CARRIAGE HILL – PHASE 3 AND 4 PRELIMINARY/FINAL SUBDIVISION PLAN (8-27-2020): Mr. Eisenhower was present for this project. Mr. Lied highlighted the status of the plan and outside agency reviews. Mr. Lied stated that Landmark has received draft NPDES review comments from DEP. Mr. Lied, noted that the Township and Becker received an updated plan submission on May 12, 2020 and issued an updated plan review letter dated June 12, 2020. Mr. Eisenhower highlighted they have also received a response from the Post Office concerning their appeal of the prior request for cluster mail boxes within Phases 3 and 4. Mr. Eisenhower explained that the Post Office granted their appeal and has requested that they position the individual mail boxes, which meet the larger current standard, in groups of four, therefore eliminating the cluster boxes and associated concrete pads, easements etc.. Mr. Eisenhower stated that is looking into this in more detail to determine the best way to layout the locations within the development. Mr. Lied updated the Planning Commission on the applicant's consultant's recent discussion with the Board of Supervisors at their meeting on June 4, 2020. Mr. Lied explained that the Board of Supervisors approved the prior waiver/modifications as recommended by the Planning Commission, but also raised some concerns regarding the proposed assignment of maintenance responsibilities for private stormwater management facilities. Mr. Lied stated that the Board of Supervisors decided to delay any final decision relative to the stormwater maintenance issue until a future meeting. After some discussions on the remaining two requested waiver/modifications related to the Stormwater Management Ordinance, the following motions were made. Lengthy discussions continued, including questions related to the DEP NPDES permit, NPDES permit closeout, future inspections/reporting requirements, etc. which were answered.

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to recommend approval of a waiver/modification of §185-23 of the East Cocalico Township Stormwater Management Ordinance related to volume control requirements and authorize the applicant to utilize the DEP approved managed release concept, conditioned upon the applicant obtaining an NPDES permit. No questions or comments were offered. Motion carried unanimously. (4/0)

MOTION: Steve Graybill made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §185-24.D of the East Cocalico Township Stormwater Management Ordinance related to stormwater basin dewatering times and authorize the use of extended dewatering times as approved by DEP through the issuance of the NPDES permit, and as deemed acceptable to the Township Engineer. No questions or comments were offered. Motion carried unanimously. (4/0)

Discussions continued in reference to the required fee-in-lieu of the dedication of park and open space and how the fee is to be calculated. The Planning Commission indicated that they are supportive of recommending conditional approval of the plan, and the following motion was made.

**PLANNING COMMISSION MEETING MINUTES
MONDAY, JUNE 29, 2020**

SUBDIVISION AND LAND DEVELOPMENT PLANS: CARRIAGE HILL PHASE 3&4 (CONTINUED)

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to recommend conditional approval of the Carriage Hill Phase 3 and 4 Preliminary/Final Plan Subdivision Plan conditioned upon the applicant addressing all items as outlined in the Becker Engineering review letter dated June 12, 2020 to the satisfaction of the Township, Township Engineer and Township Solicitor. No questions or comments were offered. Motion carried unanimously. (4/0)

WABASH LANDING – PHASE 2 FINAL SUB/LAND DEV. PLAN (07-24-2020): There were no project representatives present. Mr. Lied highlighted the current status of the plan, noting that the Board of Supervisors have agreed to the proposed mitigation measures involving the Church Street and Rt. 272 intersection, involving the installation of a do not block intersection sign at Faust Lane. As a result, the applicant will be proceeding to apply for a PennDOT Highway Occupancy Permit for the proposed “local road” access onto Stevens Road. Discussions were held on the location of the proposed roadway coming out onto Stevens Road and relationship to properties and physical features in the area.

MOTION: Secretary Buckles made a motion, seconded by Kathleen O’Connell, to table the plan. No questions or comments were offered. Motion carried unanimously. (4/0)

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (09-16-2020): There was no project representative present. Mr. Lied highlighted the plan status and stated that the Planning Commission previously recommended the plan for conditional approval. As a result, no further action required.

FOX BROOKE PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN (09-22-2020): There was no project representatives present. Mr. Lied briefly highlighted the status of the plan. No new information.

MOTION: Steve Graybill made a motion, seconded by Kathleen O’Connell, to table the plan. No questions or comments were offered. Motion carried unanimously. (4/0)

RED RUN EXHAUST OF REAMSTOWN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (09-27-2020): There was no project representatives present. Mr. Lied highlighted the plan noting that a submittal was recently received at the Township. Lengthy discussions continued.

MOTION: Secretary Buckles made a motion, seconded by Kathleen O’Connell, to table the plan. No questions or comments were offered. Motion carried unanimously. (4/0)

OTHER GENERAL DISCUSSION / ACTION ITEMS: Mr. Lied briefly highlighted some of the Township’s active projects and updated the status regarding active construction projects. Discussions continued.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Buckles made a motion, seconded by Steve Graybill to adjourn the meeting at 8:45 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner
Township Recording Secretary