

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

August 31, 2020

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	9-16-2020
Red Run Exhaust	Preliminary/Final Land Dev.	9-27-2020
Wabash Landing (Phase 2)	Final Sub/Land Dev. Plan	10-23-2020

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS

Black Horse Commons – Concept Plan Update

Grande Construction – Pre-application Meeting Update

Zimmerman Townhouse Apartments – Concept Plan Update

Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES MONDAY, AUGUST 31, 2020

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, August 31, 2020 at 7:33 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: Not present

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

Visitors: None

APPROVAL OF MINUTES:

MOTION: Steve Graybill made a motion, seconded by Kathleen O'Connell, to approve the Planning Commission meeting minutes from Monday, June 29, 2020. No questions or comments were offered. Motion carried unanimously. (4/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (09-16-2020): There was no project representative present. Mr. Lied highlighted the plan status, noting the Planning Commission previously recommended the plan for conditional approval. A time extension request was recently received and will be considered by the Board of Supervisors at their upcoming meeting.

MOTION: Secretary Buckles made a motion, seconded by Steve Graybill, to recommend the Board of Supervisors accept the written time extension submitted by the applicant for the Mt. Zion Baptist Church Final Land Development 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 that a Becker Engineering plan review letter was issued earlier in the day. Mr. Lied noted that the applicant's consultant is working on addressing other outside agency review comments, which include satisfying LCCD/DEP comments related to the NPDES permit application, obtaining E&S Plan approval, obtaining PennDOT Highway Occupancy Permit (HOP) approval; and satisfying the Authority relative to the proposed water and sanitary sewer service connections. Mr. Lied provided an overview of the various waiver/modifications and deferrals that were requested by the applicant. It was noted that the requests include a waiver/modification to authorize a combined Preliminary/Final Plan submission, a deferral related to sidewalks along the frontage of the property, a deferral related to curbing along the frontage of the property, a waiver/modification related to curb depth, a waiver/modification related to access drive separation, a waiver/modification related to surface material for access drives and overflow parking to requesting authorization to utilize gravel surface for portions of the parking areas, a waiver/modification related to the size of the oversize parking space, and a waiver/modification related to the stormwater basin dewatering time. The Planning Commission will consider

**PLANNING COMMISSION MEETING MINUTES
MONDAY, AUGUST 31, 2020**

SUBDIVISION AND LAND DEVELOPMENT PLANS:

(CONTINUED)

formal action on the requested relief at a future meeting following a presentation from the applicant/applicant's consultant.

MOTION: Kathleen O'Connell made a motion, seconded by Secretary Buckles, to table the Red Run Exhaust of Reamstown Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (4/0)

WABASH LANDING (PHASE 2) FINAL SUB/LAND DEVELOPMENT PLAN (10-23-2020): There were no project representatives present. Mr. Lied highlighted the current status of the plan. Mr. Lied indicated that the Township recently received the submission of updated plans, which Becker Engineering is currently in the process of reviewing. Mr. Lied explained that the updated plans do depict one additional proposed residential lot, and that the applicant is proceeding to apply for the required PennDOT Highway Occupancy Permit for the proposed "local road" accessing Stevens Road. Discussions continued.

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)

OTHER GENERAL DISCUSSION/ACTION ITEMS: Mr. Lied briefly highlighted the following Township project related activities and updated the status regarding active construction projects to the Planning Commission. Discussions continued on (1) Black Horse Commons, Updated Concept Plan, (2) Grande Construction pre-application meeting – It was noted that Grande Construction recently acquired the Fox Brooke property and are proposing to develop approximately 120 single-family homes, (3) Zimmerman Townhouse Apartments Concept Plan – Update on recent BOS feedback, (4) Carriage Hill - BOS requirement for the establishment of an HOA for the maintenance of the private stormwater facilities, (5) Zimmerman/Graybill Urban Growth Boundary (UGB) adjustments – The applicant is pursuing the required update to the UGB.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Buckles made a motion, seconded by Kathleen O'Connell to adjourn the meeting at 8:47 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner
Township Recording Secretary