

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

April 30, 2018

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Timothy L. Youndt	Final Land Development Plan	5-19-2018
Weaver Annexation	Annexation Plan	6-24-2018
Fox Brooke	Preliminary Sub/Land Dev. Plan	7-5-2018
Heatherwoods (Ph 3)	Final Plan (Conditionally Approved)	N/A

BRIEFING /GENERAL DISCUSSION ITEMS

Village of East Cocalico Preliminary Plan – Status Update

Mt Zion Baptist Church – Preliminary Land Development Plan (Deadline: 7-29-2018)

Graybill/Zimmerman - Zoning Ordinance Amendment Update/Discussion

Preplanning Meeting Updates

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, APRIL 30, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, April 30, 2018 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Sid Schlegel, Vice Chairman Paul Wenger, Secretary Chris Fitterling, Steve Graybill, and Robert Zimmerman

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

Visitors: Brad Stewart, MaryAnn McDaniels, and Richard Reca

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, January 29, 2018. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (05-19-2018): Mr. Lied discussed the plan noting that the Planning Commission previously recommended conditional approval. Mr. Lied noted that the applicant is re-evaluating the project. The Township will follow-up to determine the applicant's intentions prior to the deadline for action. No further action is required at this time.

WEAVER - 1354 PEIFFER HILL ROAD ANNEXATION PLAN (06-24-2018): Mr. Lied highlighted the scope of the project and the recent plan review that was issued on April 27, 2018. The Sewage Enforcement Officer (SEO) has reviewed the plans and site and is satisfied. Mr. Lied noted he will be getting clarification regarding the DEP "Request for Planning Waiver & Non-Building Waiver Declaration" to determine if one or two documents are required to be submitted to DEP, since the project involves the transfer of two parcels. Following the discussion on the plans and waivers the following motions were made:

MOTION: Vice Chairman Wenger made a motion, seconded by Bob Zimmerman, to authorize the Planning Commission Secretary to sign the Section D. "Planning Agency Concurrence" of the "DEP Request for Planning Waiver & Non-Building Declaration" related to Parcels A and B, after the documentation has been appropriately signed by the applicant and reviewed and signed by the Township Sewage Enforcement Officer (SEO). No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill to recommend approval of a waiver/modification of §194-13.B.(3) of the Subdivision and Land Development Ordinance to relieve the applicant from identifying and documenting all physical features within 200' of the subject properties, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to require the information in conjunction with the review of any future improvements, development or earthwork proposed on the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Steve Graybill made a motion, seconded by Vice Chairman Wenger, to recommend approval of a waiver/modification of §194-40 and related §194-13.B.(3) of the Subdivision and Land Development Ordinance to relieve the applicant from delineating and depicting wetlands, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to require the wetlands to be delineated in conjunction with the review of any future improvements, development or earthwork proposed on either of the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES

MONDAY, APRIL 30, 2018

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

WEAVER - 1354 PEIFFER HILL ROAD ANNEXATION PLAN

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger to recommend approval of a waiver/modification of §194-13.B.(4) of the Subdivision and Land Development Ordinance related to the requirement to identify important natural habitat as documented through the Pennsylvania Natural Diversity Inventory (PNDI) to relieve the applicant from submitting a PNDI project search, conditioned upon the proposed project not involving any proposed grading, filling or construction of any improvements and the Township having the ability to require the PNDI search to be performed in conjunction with the review of any future improvements, development or earthwork proposed on the subject properties. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger to recommend conditional approval of the Lot Annexation Plan for 1354 Peiffer Hill Road conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. Review letter dated April 27, 2018 to the satisfaction of the Township, Township Solicitor and Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

FOX BROOKE PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN (07-05-2018): No one was present for this plan. Mr. Lied briefly highlighted the plan.

MOTION: Secretary Fitterling made a motion, seconded by Steve Graybill to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

HEATHERWOODS (PH. 3) FINAL LAND DEVELOPMENT PLAN (02-18-2018): No one was present for this plan. Mr. Lied updated the Planning Commission, noting that the plan was conditionally approved by the Board of Supervisors and no action is required at this time. The applicant is addressing the conditions of approval in order to obtain Township signatures so they can proceed to record the plan.

BRIEFING/OTHER GENERAL DISCUSSION ITEMS:

VILLAGE OF EAST COCALICO PRELIMINARY PLAN – STATUS UPDATE: Mr. Lied noted that a while back the Planning Commission recommended Conditional Preliminary Plan Approval and the Board of Supervisors granted Conditional Preliminary Plan Approval. The Township Solicitor has confirmed the applicable deadline for the plan based on the Permit Extension Acts passed by the legislature. The applicant has expressed their interest move forward with the Final Plan. They initiated a wetland Jurisdictional Determination (JD) meeting with the Army Corps. The Army Corps visited the site along with the applicant, the applicant's consultant, a representative from the Township and Becker to verify the wetlands and discuss permitting. Mr. Lied stated that the applicant's design team will be proceeding to try evaluate the proposed roadway alignment to minimize any wetland encroachments and associated permitting. The limits of the wetlands have shifted which results in the need to optimize the roadway alignment to reduce impacts.

MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOPMENT PLAN (07-29-2018): Mr. Lied highlighted the plan as a briefing item and noted that there was a pre-application discussion with the applicant's consultant. Mr. Lied indicated that his review of the Preliminary Plan will be issued for discussion at the May 21, 2018 Planning Commission meeting. The Preliminary Land Development Plan as submitted shows the expansion of the church facilities and associated parking. Mr. Lied briefly noted some aspects of the plan. Mr. Lied explained that the applicant and applicant's consultant attended a recent Zoning Hearing Board Meeting to pursue a variance relative to a reduction in the required parking. A decision is likely to be issued at the next Zoning Hearing Board (ZHB) Meeting in May. All Planning Commission members received a copy of the plan. Ms. McDaniels stated that she lives in Stoney Run Village, the senior citizens community adjacent to the church, and wanted to express some concerns on behalf of the other senior citizens who live in her community, who she stated helped build this community. Ms.

PLANNING COMMISSION MEETING MINUTES MONDAY, APRIL 30, 2018

MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOPMENT PLAN (CONTINUED)

McDaniels mentioned prior issues that her community and the church had regarding trees and other items and expressed concerns related to potential impacts from the project including stormwater. She stated that the complex electric was constantly going out until they upgraded the wires going into the complex. Chairman Schlegel indicated that they will take her concerns under consideration; but noted that building projects like this do not just happen, there are technical review performed and approvals are needed. The Township is very particular to insure projects adhere to the applicable stormwater regulations and take stormwater problems into consideration. Mr. Reca noted that the only notice they were provided regarding the project was related to the ZHB meeting. Mr. Reca and Ms. McDaniels noted their concerned about what the Church is doing; the water runoff, the trees, the impact it will have on their community. Ms. McDaniels stated that the citizens hope that the Church just stays with the normal Church activities. Mr. Lied explained the approval process required for the project and noted that the ZHB was only a first initial step to address one particular aspect of the project related to parking. Mr. Lied noted that the stormwater and environmental requirements which the church needs to satisfy to obtain Township and NPDES permit approval are extensive and much more stringent than those in place at the time her community was built. Mr. Lied indicated the project would be discussed in more detail at the May 21, 2018 Planning Commission meeting. Discussions occurred and questions were asked which were answered.

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

GRAYBILL/ZIMMERMAN ZONING ORDINANCE AMENDMENT UPDATE/DISCUSSION: Mr. Graybill recused himself from the Planning Commission and represented the proposed Zoning Ordinance Amendment. Mr. Zimmerman also recused himself and since this was the last item for discussion was excused from the meeting. Mr. Lied provided some background on the draft amendment and related rezoning request. Mr. Lied indicated that Mr. Russell has taken the lead in issuing draft comments, which were issued to the applicant earlier in the day. The goal of the amendment is to develop an alternate design standard to allow a reduction in the current 500' setback from warehousing uses to residential uses, schools, etc. Lengthy discussions continued. Mr. Graybill indicated that they will review the comments provided and discuss with their consultant, LCPC and the Township.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Steve Graybill made a motion, seconded by Vice Chairman Wenger to adjourn the meeting at 9:03 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Chris Fitterling, Secretary