

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

May 21, 2018

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Weaver Annexation	Annexation Plan	6-24-2018
Fox Brooke	Preliminary Sub/Land Dev. Plan	7-5-2018
Mt Zion Baptist Church	Preliminary Land Dev.	7-29-2018
Timothy L. Youndt	Final Land Development Plan	8-17-2018

BRIEFING /GENERAL DISCUSSION ITEMS

Update Regarding Pending SWM Plans

Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, MAY 21, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, May 21, 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, Ralph Buckles, Robert Zimmerman, and Kathleen O'Connell

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

Visitors: Aristides Otero from Stackhouse Bensinger Inc., Michael Diehl Sr., Gregg Espenshade, Bryn Sweitzer, and Terry Redcay representing Mt. Zion Church

APPROVAL OF MINUTES:

MOTION: Mr. Graybill made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, April 30, 2018. No questions or comments were offered. Motion carried unanimously. (7/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

WEAVER - 1354 PEIFFER HILL ROAD ANNEXATION PLAN (06-24-2018): No one was present for this plan. Mr. Lied highlighted the scope of the project noting that the plan did not go before the Board for approval yet since Lancaster County Planning Commission comments were not received prior to the Board's last meeting. Mr. Lied gave an update of the plan, stating that an updated plan submittal was recently received and will be reviewed. No further action is needed by the Planning Commission.

FOX BROOKE PRELIMINARY SUBDIVISION LAND DEVELOPMENT PLAN (07-05-2018): No one was present for this plan. Mr. Lied noted that no new information was received relative to the PennDOT Traffic Impact Study (TIS) and prior PennDOT comments.

MOTION: Vice Chairman Wenger made a motion, seconded by Secretary Fitterling to table the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOPMENT PLAN (07-29-2018): Michael Diehl Sr. from Mt. Zion Baptist Church and Aristides Otero from Stackhouse Bensinger, Inc. were present for this plan. Mr. Lied highlighted the plan and noted that it was discussed as a briefing item at the April 30, 2018 Planning Commission Meeting. Mr. Lied stated that there also was a prior pre-application meeting with the applicant's consultant prior to the submission of the Preliminary Plan. Mr. Lied indicated that the applicant submitted a zoning variance request related to a reduction in the required parking, which was heard by the Zoning Hearing Board at their meeting in April. The applicant received confirmation of the approval of the variance at the May 9, 2018 Zoning Hearing Board Meeting. The applicant and applicants' consultant had attended an on-site meeting with the Township, Becker and LCCD representatives to walk the site and talk through certain key issues related to the project. Mr. Lied stated that he issued a review letter earlier in the day. Mr. Lied noted that the applicant did not submit any waiver/modifications or deferrals with the Preliminary Plan, and that based on the plan review and project discussions some waiver/modifications and/or deferrals are necessary to proceed with the plan as it is currently presented. The majority of the proposed relief relates to the frontage improvements along Denver Road. Mr. Lied explained that the standard requirements are for roadway widening to 18' from centerline, installation of vertical concrete curb, installation of sidewalk, installation of roadway base drain and associated stormwater facilities, etc. The applicant will be requesting consideration of an alternate

PLANNING COMMISSION MEETING MINUTES MONDAY, MAY 21, 2018

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOPMENT PLAN

approach, which has yet to be finalized. The potential alternate approach conceptually discussed included providing at the trail or a pedestrian path that is off the edge of the road, and possibly widen portions of the road to create a consistent width while trying to minimize stormwater infrastructure. The details need to be further discussed with the Township Manager. Chairman Schlegel asked if the pedestrian pathway would be available for public use, and Mr. Lied answered yes, since it would be required to be located within a pedestrian easement. Mr. Otero highlighted aspects of the plan. Mr. Lied noted that the design proposes one above ground stormwater basin and two underground stormwater detention facilities; noting that the underground facilities are not the more typical stone bed facility, but rather a "Stomtank System", which results in more efficient storage volume. The status of the existing trees was discussed and it was noted that the majority of the existing trees and wooded areas are to remain un-impacted. The largest area of tree removal was more internal to the site in the area of the proposed above ground detention basin. There will be clearing along the frontage of the property to improve sight distance related to the access drive and accommodate frontage improvements. Mr. Lied also noted that additional trees and landscaping will be provided to comply with Township requirements. The Transportation Impact Fee (TIF) needs to be worked out. Mr. Lied continued discussions. The potential for future expansions were discussed. The applicant noted that the plans do depict small future expansions on both of the proposed buildings and at this point the facilities as proposed provide considerable addition area which should be sufficient for some time to come and see no expansions in the near future. Mr. Diehl stated that they operated primary on Sunday morning and evening, and Wednesday nights; that it is strictly a church function facility. There is one missionary that is currently housed at the site. Mr. Graybill noted that residents have voiced some concerns at a prior meeting expressing their hope that the Church stays with the normal Church activities. Mr. Lied noted that the Township Manager Mr. Scott Russell previously recommended that the applicant reached out to the surrounding neighbors, so they can provide a better understanding of the project scope and what the church will be doing. Discussions and questions were asked which were answered. Mr. Lied noted that the next step will be to have a technical review meeting with the Township and Becker to work through the issues identified within the plan review as the applicant also prepares to submit to the East Cocalico Township Authority (ECTA) and Lancaster County Conservation District (LCCD).

MOTION: Secretary Fitterling made a motion, seconded by Mr. Buckles, to table the Mt. Zion Baptist Church Preliminary Land Development Plan. No questions or comments were offered. Motion carried unanimously. (7/0)

TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (08-17-2018): 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.

BRIEFING & OTHER GENERAL DISCUSSION ITEMS: **UPDATES REGARDING PENDING STORMWATER PLANS:** Mr. Lied stated that the Jason Hollinger Stormwater Management Plan is currently under review. Mr. Lied also noted that the Township recently received a Lot Annexation Plan for the Hurst property located on South Reamstown Road, which will be reviewed for discussion at the June 25, 2018 Planning Commission Meeting.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Mr. Lied stated that the Tru-Denver Hotel is under construction, Heatherwoods Ph. 3 construction is moving forward, UGI is moving forward working on the curbing and the access drive connection at Pepperidge Farm Blvd., Wabash Landing recently had a pre-construction meeting and intends to proceed, Garden Spot Frame and Alignment has resubmitted and are working with PennDOT, New Holland Transport is progressing and working on paving, brief discussions were held on the Zaucha property and a recent pre-application meeting. Discussions continued.

**PLANNING COMMISSION MEETING MINUTES
MONDAY, MAY 21, 2018**

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Chairman Schlegel made a motion, seconded by Mr. Buckles to adjourn the meeting at 9:00 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Chris Fitterling, Secretary