

# **EAST COCALICO TOWNSHIP PLANNING COMMISSION**

## **AGENDA**

**May 22, 2017**

### **APPROVAL OF MINUTES**

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

<b><u>Plan</u></b>	<b><u>Status</u></b>	<b><u>Deadline</u></b>
Garden Spot Frame & Alignment	Pre/Final Land Development Plan	6-25-2017
Fox Brooke	Preliminary Sub/Land Dev. Plan	7-10-2017
UGI	Preliminary Land Development Plan	7-19-2017
Heatherwoods (Ph 3, 4 and 5)	Revised Preliminary Plan	8-20-2017
Tru-Denver	Prel/Final Land Development Plan	8-20-2017
Wabash Landing	Phase 1 Final Plan	10-10-2017

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

MS4 NPDES – Program Update  
Pre-Planning Meeting Updates

### **ADJOURN**

## **PLANNING COMMISSION MEETING MINUTES**

### **MONDAY, MAY 22, 2017**

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, May 22, 2017 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

#### **ATTENDANCE:**

Planning Commission: Chairman Sidni Schlegel, Vice Chairman Paul Wenger, Secretary Chris Fitterling, Ralph Buckles, and Steve Graybill

Employees: None

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

Visitors: David Stahovich from UGI and Lauren Hudak from BL Companies; Dino Cesarini from Warfel; Rob Fogarasi from Binswanger; Shakher Patel representing the Tru-Denver application and Dave Bitner from RGS

#### **APPROVAL OF MINUTES:**

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to approve the Planning Commission meeting minutes of Monday, April 24, 2017. No questions or comments were offered. Motion carried unanimously. (5/0)

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

Mr. Lied suggested the Planning Commission adjust the meeting agenda slightly to accommodate projects with representatives in attendance first.

**UGI – PRELIMINARY LAND DEVELOPMENT PLAN (07-19-2017):** David Stahovich, Lauren Hudak, Dino Cesarini and Rob Fogarasi were in attendance for this plan. Mr. Lied briefly highlighted recent activities relative to the project, ongoing permitting discussions and what the applicant's design team is currently focusing on.

Mr. Stahovich noted they are preparing to purchase property from the Turnpike Commission, noting that since the last Planning Commission meeting they have prepared a purchase sales agreement and are in discussions with the Turnpike. UGI hopes to finalize the agreement within the next two weeks. That sliver of land which is proposed to be purchases will allow UGI to directly control the land on which the proposed access to Pepperidge Drive will be constructed. Mr. Stahovich also noted that their consultant has made progress relative to the bog turtle clearance with three out of the required four checks successfully completed to date. If the fourth bog turtle evaluation is consistent with the first three, Mr. Stahovich stated they would evaluate whether to pursue a General NPDES Permit through the LCCD or continue with the initial plan of pursuing an Individual NPDES Permit directly through DEP.

Water and Sewer: Ms. Hudak highlighted the recent discussions that took place with the East Cocalico Township Authority at their last meeting regarding the proposed extensions of public water and sanitary sewer. Ms. Hudak indicated that a couple of different options were discussed relative to the routes that could be taken to provide service, and the ECTA's requirement that sanitary sewer be extended the length of the subject property. The water service will be tapped in across Colonel Howard Blvd. to bring it across the roadway and into the site in the vicinity of the emergency access. Mr. Stahovich noted on the southern side of Colonel Howard Boulevard there are some federally protected wetlands that limit opportunities for boring straight across. So they are forced to shift the crossing and service line to where the geography will allow them efficiently bore. The capacity review is being worked on and should be submitted in the next few days. Mr. Lied noted that it is important to get the capacity review process moving forward, so that the required capacity letters can be obtained from ECTA and the Ephrata Borough. Only then can the Board of Supervisors act on the DEP Sewage Planning Module Exemption for submission to DEP.

## PLANNING COMMISSION MEETING MINUTES MONDAY, MAY 22, 2017

### UGI (CONTINUED)

Emergency and Main Access: Ms. Hudak highlighted that a meeting took place with Mr. Russell and Mr. Lied to go over the prior plan mark-ups and comments. An updated layout plan was then provided to the Township showing the proposed access drive and emergency access configuration (width, alignment, etc.). The information was reviewed with the Fire Marshall and some minor feedback provided. Ms. Hudak noted that the next set of plans will have two lanes extending from Pepperidge Farm Boulevard to the intersection with the emergency access drive and then two lanes with a paved median extending from that point into the site. This will allow adequate emergency access and maneuvering from fire trucks. The emergency access will be gated and restricted for emergency use only.

Construction Traffic Pattern: Based on the site's location (along a 4 lane roadway with center median) and the effort and time that will be required to construct and establish the proposed primary access drive, the Township requested that the applicant evaluate construction access and develop a strategy for successfully directing traffic to and from the site until the primary access is established. Mr. Cesarini presented some handouts to the Planning Commission and discussed the effort and progress relative to developing a construction traffic plan. Discussions were held and concerns expressed regarding the wear and tear on N. Reamstown Road, and Lausch Road and intersection maneuvering if those roads are incorporated in the exiting route. Mr. Lied stated that the Township had previously indicated that the proposed use of N. Reamstown Road and Lausch Road would be less than ideal and that other options should be pursued. Other options such as Route 272, to Muddy Creek Church Road, to South Muddy Creek also have unfavorable intersections for maneuvering of large vehicles. Mr. Stahovich indicated that the other option previously discussed was to coordinate directly with Pepperidge Farms to utilize the private portion of their existing access drive to access Route 272 to return to Colonel Howard Boulevard. Mr. Stahovich mentioned that they have already talked with Pepperidge Farms and are hopefully that future discussions will potentially make that option viable. Mr. Cesarini stated that he did not update the plan to reflect the preferred use of Colonel Howard Boulevard to Trost Road to South Muddy Creek Road to Leshner Road to access the site for inbound trucks from Route 272. Mr. Cesarini said he will be updating the plans in the future. The question was raised as to the viability of obtaining authorization for some arrangement for temporarily crossing the Colonel Howard median. Mr. Stahovich indicated that based on prior discussions with PennDOT and the limited isolation distance from the existing ramps and the Pepperidge Farm Boulevard intersection this option is not viable. Discussions continued.

Ms. Hudak indicated that they intend to resubmit the updated Land Development Plans to the Township in the near future, in response to the prior plan reviews and mark-ups provided by Mr. Lied and Mr. Russell. Mr. Lied reiterated the importance of the UGI's design team to push forward on as many coordination and permitting items as possible based on the tight timeline. As previously outlined in the prior review letters and meetings these include items such as obtaining an acknowledgement from the Turnpike, obtaining a PennDOT minimum use driveway permit, obtaining an acknowledgement from PPL regarding the existing easement, obtaining ECTA's review of the service extensions/connections and capacity, submitting information regarding the determination of the recreation fee in-lieu-of land dedication, etc.

**MOTION:** Mr. Buckles made a motion, seconded by Secretary Fitterling, to table the UGI Preliminary Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**TRU-DENVER – PRELIMINARY/FINAL LAND DEVELOPMENT SKETCH PLAN (08-20-2017):** Dave Bitner of RGS and Shakher Patel, applicant, were in attendance for this plan. Mr. Lied highlighted the plan and general scope of the project. Mr. Lied indicated that there were various pre-application discussions, a Sketch Plan review and subsequent technical review meetings prior to the Land Development Plan being formally submitted. Mr. Lied also explained that based on discussion with the applicant and applicant's discussion they agreed to have detailed plan mark ups provided to them in lieu of a formal initial plan review letter. Mr. Lied stated that Mr. Russell will be reviewing and adding his markups to the plans in the next couple days after which the plans will be

## PLANNING COMMISSION MEETING MINUTES MONDAY, MAY 22, 2017

TRU-DENVER

(CONTINUED)

released to the applicant's consultant. Mr. Bitner highlighted some additional aspects of the project, such as the proposed easements provided on the plans in response to the Township's prior request to make accommodations for possible future shared access arrangements. Mr. Bitner stated that they currently show an access easement on both the northeast and northwest sides of the property. Mr. Lied indicated that Mr. Russell may have additional comments relative to the shared access provisions as part of his plan mark-ups. Mr. Lied highlighted that the existing access drive on to Route 272 from the site is to be eliminated as part of the project. Approval is needed from the East Cocalico Township Authority (ECTA). Mr. Bitner indicated that the plans and capacity request form were submitted to the ECTA for review. The Fire Marshall will need to review the plan relative to emergency access. Mr. Bitner noted that the required bog turtle clearance was received. Mr. Bitner explained that the proposed site design was worked around the existing underground utilities (water, sanitary sewer and gas) that extend through the site since they did not want to have to relocate these utilities. Mr. Bitner highlighted the locations and size of the various parking spaces and truck maneuvering. Mr. Patel noted they can accommodate truck drivers but that it is not the focus of their business. Mr. Patel identified various reasons why he does not anticipate a strong interest from truckers and that the current site layout and oversized parking provided fits the model of the Tru brand. Discussions continued on the oversized parking spaces and the plan. Following the discussions the following waiver/modifications were discussed and acted upon:

**MOTION:** Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to recommend approval of a waiver/modification of §194-9 and related sections of the Subdivision and Land Development Ordinance to authorize the plan to be reviewed as a single submission meeting all applicable requirements of both Preliminary and Final Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-14.A.(1) of the Subdivision and Land Development Ordinance to authorize the plan to be drawn at a scale of 1"=30'. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Buckles made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-25.L.(5) and related sections of the Subdivision and Land Development Ordinance to authorize the utilization of a 75' clear sight triangle for the proposed access drives. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-28.D.(2) of the Subdivision and Land Development Ordinance to authorize the proposed northern access drive to be setback 84' from the intersection of the street right-of-way lines. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-30.N.(2) of the Subdivision and Land Development Ordinance to authorize the required landscape strip along Colonel Howard Boulevard to be shifted internal to the site to avoid conflict with the existing utility easements. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Buckles made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-30.P.(1) of the Subdivision and Land Development Ordinance to authorize the installation of 11 parking spaces in a row along the North Reamstown Road without an internal landscaped island. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-33.A.(1) of the Subdivision and Land Development Ordinance to authorize the elimination of concrete vertical curbing along a portion of the N. Reamstown Road between the proposed access drives as currently shown on the plans. No questions or comments were offered. Motion carried unanimously. (5/0)

## **PLANNING COMMISSION MEETING MINUTES MONDAY, MAY 22, 2017**

**TRU-DENVER**

**(CONTINUED)**

**MOTION:** Mr. Graybill made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-33.E.(1) of the Subdivision and Land Development Ordinance to authorize the use of 18" vertical concrete curb consistent with current PennDOT standard, in lieu of the 22" Township standard. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §194-41.C. of the Subdivision and Land Development Ordinance to authorize the spacing of the required street trees to exceed the maximum 50' standard in order to avoid existing utility conflicts, conditioned on the correct total number of trees being provided on the site to the satisfaction of the Township. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §185-23.A.(2)(C) of the Stormwater Management and Earth Disturbance Ordinance to authorize the maximum loading rates for stormwater volume control facilities in non-Karst areas to exceed 8:1, conditioned upon the applicant's Geotechnical Engineer confirming that the design as presented on the final plans is consistent with all site specific recommendations and guidance as identified by the Geotechnical Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Graybill, to table the plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**GARDEN SPOT FRAME AND ALIGNMENT - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (06-25-2017):** No one was in attendance for this plan. Mr. Lied indicated that he had coordinated with the applicant's consultant, who had a meeting conflict and was not able to attend tonight. Mr. Lied highlighted the plan and project and noted that the project was previously submitted and reviewed as a Sketch Plan. Mr. Lied also explained that the applicant's traffic consultant had submitted the initial Highway Occupancy Permit (HOP) submission to PennDOT and received review comments. The applicant's traffic consultant subsequently revised the plans and resubmitted the HOP submission to PennDOT and is awaiting the second review. Mr. Lied noted that Mr. Russell is looking into what assistance the Township can provide relative to responding to PennDOT. Mr. Lied briefly highlighted the proposed site layout and key stormwater management facilities. Following the discussions the following waiver/modifications were discussed and acted upon:

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Graybill, recommend approval of a waiver/modification of §194-9 and related sections of the Subdivision and Land Development Ordinance to authorize the plan to be reviewed as a single submission meeting all applicable requirements of both Preliminary and Final Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-25.H.(1) of the Subdivision and Land Development Ordinance to authorize a reduction in the length of the vertical curve for the access drive and authorize the use of the vertical curve length as shown on the current access drive profile as submitted to the Township and PennDOT. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Buckles made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-25.H.(2) of the Subdivision and Land Development Ordinance to authorize a reduction in the required leveling area length to approximately 68' as shown on the current access drive profile as submitted to the Township and PennDOT. No questions or comments were offered. Motion carried unanimously. (5/0)

## **PLANNING COMMISSION MEETING MINUTES MONDAY, MAY 22, 2017**

### **GARDEN SPOT FRAME AND ALIGNMENT**

**(CONTINUED)**

**MOTION:** Vice Chairman Wenger made a motion, seconded by Secretary Fitterling, to recommend approval of a waiver/modification of §194-30.R.(3) of the Subdivision and Land Development Ordinance to authorize the elimination of signage for the proposed oversized parking spaces. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Mr. Buckles made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-32.B.(1) of the Subdivision and Land Development Ordinance to authorize placement of the proposed sidewalk as shown on the current plan, in lieu of 2' inside the right-of-way. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §185-24.D. of the Stormwater Management and Earth Disturbance Ordinance to authorize the rate of control storage volume dewatering time to exceed 24 hours, conditioned upon the maximum allowable extended dewatering time being evaluated and determined to be acceptable to the Township Engineer, and the applicant acknowledging the extended dewatering time. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §185-27.A.(1)(b)[2] of the Stormwater Management and Earth Disturbance Ordinance to authorize the use of a 1" sump at proposed inlets, as depicted on the current plans. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Secretary Fitterling made a motion, seconded by Mr. Buckles, to recommend approval of a waiver/modification of §185-31.H.(2)(a) of the Stormwater Management and Earth Disturbance Ordinance to authorize the applicant to utilize the prior site soils testing data in lieu of performing additional testing at the altered infiltration system horizontal and vertical locations, conditioned upon the applicant agreeing to perform in-situ infiltration testing at the bottom of the infiltration system excavations during construction and prior to installation of any portion of the infiltration system, to confirm infiltration rates are compatible with the design intent and the standards as outlined in the PA BMP Manual, and conditioned upon the applicant acknowledging the need to develop and submit an alternate design approach for approval, if acceptable infiltration rates are not confirmed. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to table the plan. No questions or comments were offered. Motion carried unanimously. (5/0)

**FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (07-10-2017):** No one was in attendance for this plan. Mr. Lied stated there is no new information to report.

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

**HEATHERWOODS (PHASES 3, 4 AND 5) – REVISED PRELIMINARY PLAN (08-20-2017):** No one was in attendance for this plan. Mr. Lied briefly highlighted the plan. It was noted that Mr. Russell and Mr. Lied provided marked up plans to the applicant and applicant's consultant, RGS. Mr. Lied explained that the approach to provide the mark-ups in lieu of a detailed review letter was done to improve the efficiency of the process and at the request of the applicant.

**MOTION:** Mr. Buckles made a motion, seconded by Vice Chairman Wenger to table the Heatherwoods (Phases 3, 4 and 5) Revised Preliminary Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

## **PLANNING COMMISSION MEETING MINUTES**

### **MONDAY, MAY 22, 2017**

**WABASH LANDING – PHASE 1 FINAL SUBDIVISION/LOT ADD-ON PLAN (10-10-2017):** No one was in attendance for this plan. Mr. Lied briefly highlighted the plan and reiterated that they have obtained DEP NPDES approval. They need to resolve a few outstanding items and address some remaining legal and administrative items. The plan was previously recommended for conditional approval by the Planning Commission, so no action is required at this time.

**BRIEFING/OTHER GENERAL DISCUSSION ITEMS:** MS4/NPDES: Mr. Lied stated that at some meeting in the future they will show the Planning Commission the extent of the stormwater system mapping information which has been entered into the CSDatum system, by displaying it on the large electronic monitor in the meeting room. Mr. Lied explained that the Township is in the process of developing a draft Pollution Reduction Plan (PRP) which will have to identify projects, such as stream stabilization/restoration or stormwater basin retrofits, necessary to meet the pollution reduction requirements of the new permit. • Youndt Pre-Planning Meeting was previously held regarding proposed four-unit apartment building on Muddy Creek Church Road. • The prior Blaise Alexander property has been transferred to Twin Pine Auto Group. The new owner is evaluating options to improve the property and associated permitting and stormwater requirements.

#### **ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Fitterling made a motion, seconded by Vice Chairman Wenger to adjourn the meeting at 9:15 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling, Secretary