

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

June 25, 2018

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Mt Zion Baptist Church	Preliminary Land Dev.	7-29-2018
Timothy L. Youndt	Final Land Development Plan	8-17-2018
45 S. Reamstown Road - Hurst	Annexation Plan	8-19-2018
Fox Brooke	Preliminary Sub/Land Dev. Plan	7-5-2018 10-3-2018

BRIEFING /GENERAL DISCUSSION ITEMS

Graybill/Zimmerman - Zoning Ordinance Amendment Update
Update Regarding Status of Active Construction Projects

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, JUNE 25, 2018

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, June 25, 2018 at 7:30 p.m., at the East Cocalico Township, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Vice Chairman Paul Wenger, Secretary Chris Fitterling, Ralph Buckles, Robert Zimmerman, and Kathleen O'Connell

Land Planning Eng.: Cory Rathman, P.E.

Visitors: None

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Mr. Buckles, to approve the Planning Commission meeting minutes of Monday, May 21, 2018. No questions or comments were offered. Motion carried unanimously. (7/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MT. ZION BAPTIST CHURCH PRELIMINARY LAND DEVELOPMENT PLAN (07-29-2018): No one was present for this plan. Mr. Rathman stated there is no new information and recommended to table the plan.

MOTION: Mr. Zimmerman 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. (5/0)

TIMOTHY L. YOUNDT FINAL LAND DEVELOPMENT PLAN (08-17-2018): No one was present for this plan. Mr. Rathman noted that the Planning Commission previously recommended conditional approval, and no further action is required at this time.

45 SOUTH REAMSTOWN ROAD ANNEXATION PLAN (08-19-2018): No one was present for this plan. Mr. Rathman highlighted the scope of the plan and explained the proposed lot annexation. Mr. Rathman noted the Becker issued a review letter dated June 20, 2018. In conjunction with the discussions relative to the project, the following motions were made:

MOTION: Secretary Fitterling made a motion, seconded by Mr. Zimmerman, 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. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Buckles made a motion, seconded by Mr. Zimmerman, to recommend approval of a waiver/modification of §194-23.B.(3)(a) and §194-40.B. of the Subdivision and Land Development Ordinance to relieve the applicant from confirming the presence or absence of wetland areas related to subject properties, conditioned upon notation being added to the plan stating that prior to authorizing any proposed earth disturbance or construction on the subject properties the Township may require a wetland delineation to be performed in accordance with applicable standards and requirements of the LCCD, DEP and/or the Army Corps. No questions or comments were offered. Motion carried unanimously. (5/0)

PLANNING COMMISSION MEETING MINUTES MONDAY, JUNE 25, 2018

45 SOUTH REAMSTOWN ROAD ANNEXATION PLAN (08-19-2018): (CONTINUED)

MOTION: Mr. Zimmerman made a motion, seconded by Secretary Fitterling, 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 notation being added to the plan stating that prior to authorizing any proposed earth disturbance or construction on the subject properties the Township may require a PNDI clearance to be obtained. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Zimmerman made a motion, seconded by Mr. Buckles, to recommend conditional approval of the Lot Annexation Plan for 45 South Reamstown Road conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. review letter dated June 20, 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 (10-03-2018): No one was present for this plan. Mr. Rathman highlighted the status of the plan.

MOTION: Ms. O'Connell 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. (5/0)

BRIEFING & OTHER GENERAL DISCUSSION ITEMS: Graybill/Zimmerman – Zoning Ordinance Amendment Update: Mr. Rathman highlighted that information was sent to the Lancaster County Planning Commission last week to initiate a review of the proposed text amendment.

UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS: Brief discussions were held; Mr. Buckles noted that the timing for the traffic signal coming from the Turnpike to Rt. 272 seems to only let a limited number of vehicles through. Brief discussions continued.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Mr. Zimmerman made a motion, seconded by Mr. Buckles to adjourn the meeting at 7:43 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Chris Fitterling, Secretary