

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

April 24, 2017

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
Garden Spot Frame & Alignment	Preliminary Land Development Plan	6-25-2017
Fox Brooke	Preliminary Sub/Land Dev. Plan	7-10-2017
UGI	Preliminary Land Development Plan	7-19-2017
Wabash Landing	Phase 1 Final Plan	10-10-2017

BRIEFING /GENERAL DISCUSSION ITEMS

Tru–Hilton – Project Update

Heatherwoods Berks Homes (Phase 3, 4 and 5) – Project Update

Stevens Feed Mill - Project Update

MS4 NPDES – Program Update

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, APRIL 24, 2017

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, April 24, 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 Robert Zimmerman

Employees: Scott Russell, Manager

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

Visitors: Brad Stewart from LCPC, David Stahovich and Joe Swope from UGI; Rob Fogarasi from Binswanger; Dino Cesarini from Warfel; Mark Heeb from BL Companies; and Timothy Cassidy from Bernardon

APPROVAL OF MINUTES:

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to approve the Planning Commission meeting minutes of Monday, February 27, 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, Joe Swope, Rob Fogarasi, Dino Cesarini, Mark Heeb, Lauren Hudak and Timothy Cassidy were in attendance for this plan. Mr. Heeb indicated that their purpose in attending was to update the Planning Commission on the project and highlight key changes and actions:

- The right-in and right-out access to the site will be changed to an emergency access to the site which will likely be able to be permitted as a “minimum use driveway” per PennDOT. It will be gated at the upper intersection with a Knox Box on it. Mr. Heeb stated that since the project will no longer directly access a PennDOT roadway with their access drive, they do not anticipate PennDOT requiring a Traffic Impact Study. The proposed site access drive will connect with Pepperidge Farm Boulevard and traffic will access Colonel Howard Boulevard at the existing intersection which will be signalized as part of the project.
- The alignment and layout of the proposed building and parking remains essentially the same.
- The first of four required Bog Turtle surveys has been completed and no turtles were found. The remaining three surveys need to be done between now and June. Mr. Heeb noted that the potential 300’ buffer associated with bog turtle habitat was already designed into the project to avoid the need for future modifications.
- A meeting is scheduled on April 26, 2017 with PaDEP to review the stormwater design and associated NPDES permitting.
- A meeting is scheduled for May 3, 2017 with the Lancaster County Conservation District to go over the E&S application and related permitting.
- Currently the team is in the process of coordinating an access agreement with the PA Turnpike and initiate the process to pursue acquiring and annexing the portion of the Turnpike property necessary to accommodate the proposed access drive connection.
- There is ongoing corresponding with the Authority (ECTA) on the best location for to proposed tie-in to the ECTA water and sanitary sewer system. Submissions of plans may be in the next week or two.

Discussions continued.

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

PLANNING COMMISSION MEETING MINUTES MONDAY, APRIL 24, 2017

GARDEN SPOT FRAME AND ALIGNMENT PRELIMINARY LAND DEVELOPMENT PLAN (06-25-2017):

No one was in attendance for this plan. Mr. Lied indicated that the applicant's consultant had previously indicated that he planned on attending a subsequent Planning Commission meeting to present the plan and discuss the project and any review comments. As a result, Mr. Lied provided a brief update of the project. The proposed access drive location was coordinated with the Scott Russell and PennDOT. Mr. Lied noted that several key waiver/modifications were approved during the prior Sketch Plan review process. Brief discussion and questions continued.

MOTION: Secretary Fitterling made a motion, seconded by Mr. Zimmerman to table the Garden Spot Frame and Alignment Preliminary Land Development 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 that DEP recently handed the NPDES permit review back to the Lancaster County Conservation District. No new information to report.

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

WABASH LANDING – PHASE 1 FINAL PLAN (04-13-2017): No one was in attendance for this plan. Mr. Lied stated that they are close to getting their NPDES Permit approval. Previously recommended Conditional Approval. No further action is needed.

BRIEFING/GENERAL DISCUSSION ITEMS: Tru-Denver (Tru Hilton/Red Carpet Inn Re-development) –

Sketch Plan: The Township Manager and Mr. Lied had a pre-application technical review meeting. Plan submission is expected this week. • **Heatherwoods Berks Homes (Phase 3, 4 and 5) – Project Update:** Plan submission is expected this week. Mr. Lied noted that the Township is carefully evaluating proposed road infrastructure, inlet placement, storm drainage features, and individual lot grading. **Stevens Feed Mill – Project Update:** The Planning Commission previously recommended approval of the waiver of Land Development conditioned upon the applicant resolving any zoning items and reasonable conditions be developed for consideration by the Board of Supervisors. Mr. Lied explained that the applicant obtained the required Zoning Hearing Board approval and the Board of Supervisors subsequently approved the waiver of Land Development with a list of associated conditions. Mr. Lied also indicated that the applicant and applicant's consultant are working on a larger Master Plan and future Land Development Plan. **MS4 NPDES – Program Update:** Mr. Lied noted that at the previous Board of Supervisors meeting, Mike LaSala of LandStudies was present for the Annual MS4 Update and discussions on the on-going development of the Stormwater Program (SWMP) and the required Pollution Reduction Plan (PRP). The PRP is part of the requirements which must be submitted with the Notice of Intent (NOI) for the future permit by the September deadline. Mr. Lied noted that the Township needs to identify various areas where future improvements could be made to satisfy the Township's pollution reduction obligation. Mr. Russell asked if someone from the Planning Commission can represent the Planning Commission from time to time by attending a Board of Supervisors meeting for their recommendations and feedback during the public comment period on specific projects. Mr. Lied and Mr. Russell continued discussions on the magnitude of Stormwater Management and MS4 obligations for every Municipality. Public input is important. Discussions continued. • Mr. Stewart of the LCPC discussed the progress that has been made in updating the Lancaster County Comprehensive Plan by showing the growth analysis and scenarios on what the County could look like by the year 2040. It shows where growth may occur, and can show when certain densities are actually met. Mr. Stewart stated that a guest speaker will be present to give some insight on what happened in Maryland. The event will be held at Brick Gables in Lititz, May 10, 2017 at 6:00pm.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Mr. Zimmerman made a motion, seconded by Secretary Fitterling to adjourn the meeting at 9:00 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,
Chris Fitterling, Secretary