

EAST COCALICO TOWNSHIP PLANNING COMMISSION

AGENDA

June 26, 2017

APPROVAL OF MINUTES

SUBDIVISION AND LAND DEVELOPMENT PLANS

<u>Plan</u>	<u>Status</u>	<u>Deadline</u>
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
Garden Spot Frame & Alignment	Pre/Final Land Development Plan	12-22-2017

BRIEFING /GENERAL DISCUSSION ITEMS

MS4 NPDES – Program Update Draft Pollution Reduction Plan
Pre-Planning Meeting Updates

ADJOURN

PLANNING COMMISSION MEETING MINUTES

MONDAY, JUNE 26, 2017

The regularly scheduled and advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, June 26, 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, Bob Zimmerman, Ralph Buckles, and Steve Graybill

Employees: Scott Russell

Visitors: David Stahovich from UGI, Steve Wurtz from Binswanger, and Timothy Cassidy from Bernardon

APPROVAL OF MINUTES:

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to approve the Planning Commission meeting minutes of Monday, May 22, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

FOX BROOKE - PRELIMINARY SUBDIVISION/LAND DEVELOPMENT PLAN (07-10-2017): No one was in attendance for this plan. Mr. Russell noted that a time extension is needed by July 6, 2017 Board of Supervisors Meeting. They were notified.

MOTION: Mr. Buckles made a motion, seconded by Mr. Graybill, to recommend rejection unless a time extension is received for the Fox Brooke Preliminary Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

UGI – PRELIMINARY LAND DEVELOPMENT PLAN (07-19-2017): David Stahovich, Steve Wurtz, and Timothy Cassidy were in attendance for this plan. Mr. Wurtz highlighted the outstanding items from the last meeting: (1) PPL ROW Encroachment Application was submitted on June 6th. Highlighted that the grade will be raised; and they do not expect any issues. (2) Utility extension plan was filed with the Authority on June 21st. A marked up plan was then received from ECTA. Mr. Wurtz stated that everything was address and will again be submitted to ECTA in the next day or two. (3) NPDES (General Permit): This was submitted to Evan Martin on June 16th. (4) DEP Permit (General Permit 5 and 7, Chapter 105) submitted on June 19th. (5) Environmental Group, Phase 2 Survey completed, no bog turtles found. (6) PA Historical Museum Commission: Clearance received on June 15th. (7) PennDOT Permit: Signal permit was submitted the third week of May. Working on the review comments received by Rettew. (8) Minimum Use HOP for the emergency access on Colonel Howard Blvd. was submitted three weeks ago and is under PennDOT review. (9) Utility HOP that corresponds with the utility extension plan was submitted last week. Mr. Wurtz highlighted that the review letter may be a long list, but the revisions are generally small; that there is nothing that changes the site, the access, the building location, stormwater or utilities and respectfully asks that the Commission recommend the proposed waivers recommended by Mr. Leid.

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Buckles, to recommend approval of waiver/modification of §194-9.A.(1) to allow the plan to be submitted and reviewed as a combined Preliminary/Final Land Development Plan. With the understanding the plans will address the requirements of both Preliminary and Final. No questions or comments were offered. Motion carried unanimously. (6/0)

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MOTION: Secretary Fitterling made a motion, seconded by Mr. Zimmerman, to recommend approval of a waiver/modification of §194-30.R.(4) to allow a reduction in size of the over-sized parking spaces, conditioned upon the applicant providing 11 oversized parking, 7 spaces at 12' x 42' (2 at the dock and 5 at the southwest corner of the parking lot) and 4 spaces at 9' x 36' (established by eliminating the landscaped island in the westward parking lot area), with the general understanding that the areas could also serve as overflow standard parking under special circumstances. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Mr. Buckles made a motion, seconded by Mr. Zimmerman, to recommend approval of a waiver/modification of §194-40.A. to reduce the 10' wetland buffer surrounding PEM Wetland number 5 to remove the existing gravel lane and culverts and restore the area. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-33.E.(1) to reduce the 22" vertical concrete curb to a depth of 18", conditioned upon the curb being installed in accordance with current PennDOT standards. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Zimmerman, to recommend to defer §194-33.A.(1) to defer the requirement to install a concrete vertical curb and/or associated shoulders along Colonel Howard Boulevard and Pepperidge Boulevard. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Secretary Fitterling made a motion, seconded by Vice Chairman Wenger, to recommend to defer §194-32 to defer the requirement to install concrete sidewalks along Colonel Howard Boulevard. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Mr. Graybill made a motion, seconded by Mr. Zimmerman, to recommend acceptance of the verbal offer for a 60-day time extension conditioned upon a written request being submitted on or before July 6, 2017. No questions or comments were offered. Motion carried unanimously. (6/0)

MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Zimmerman, to recommend Preliminary/Final conditional plan approval conditioned upon the applicant obtaining all outside agency approvals, and subject to the applicant satisfying all the engineering review comments (Becker, Rettew and Township). No questions or comments were offered. Motion carried unanimously. (6/0)

Mr. Stahovich could not confirm that UGI will be the owner before Final Plan Approval. Brief discussions were held concerning the driving path of the dump trucks and the electric lines. The rendering of the UGI Corporate building was placed on display. Discussions continued.

HEATHERWOODS (PHASES 3, 4 AND 5) – REVISED PRELIMINARY PLAN (08-20-2017): No one was in attendance for this plan. Mr. Russell noted that Lexcon briefly went over the outstanding items for the first three phases (two of the three phases were covered). The developer will be picking up the third phase. A meeting will be held with the Township to review comments. Mr. Russell briefly highlighted the plan.

MOTION: Secretary Fitterling made a motion, seconded by Mr. Buckles to table the Heatherwoods (Phases 3, 4 and 5) Revised Preliminary Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

TRU-DENVER – PRELIMINARY/FINAL LAND DEVELOPMENT (08-20-2017): No one was in attendance for this plan. Mr. Russell noted that the applicant received review comments from the Township and they are in the middle of addressing them. Nothing more to report.

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MOTION: Vice Chairman Wenger made a motion, seconded by Mr. Graybill, to table the Tru-Denver Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

WABASH LANDING – PHASE 1 FINAL PLAN (10-10-2017): No one was in attendance for this plan. Mr. Russell noted that they are waiting on some of their NPDES approvals. Nothing more to report.

MOTION: Mr. Graybill made a motion, seconded by Secretary Fitterling, to table the Wabash landing Phase 1 Final Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

GARDEN SPOT FRAME AND ALIGNMENT - PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (12-22-2017): No one was in attendance for this plan. Mr. Russell noted that the applicant is on hold waiting to get through some PennDOT issues. Nothing more to report.

MOTION: Mr. Buckles made a motion, seconded by Vice Chairman Wenger, to table the Garden Spot Frame and Alignment Preliminary/Final Land Development Plan. No questions or comments were offered. Motion carried unanimously. (6/0)

BRIEFING/OTHER GENERAL DISCUSSION ITEMS: MS4/NPDES: Mr. Russell distributed and highlighted the Pollution Reduction Plan (PRP) that the Township needs to put together to reduce 10% of the sediment that is going into the Township streams within the urbanized areas. The document distributed represents how the Township will reduce the requirement which represents a list of prospective projects. Mr. Russell highlighted that the Township can pick from the projects the best mix that is cost effective and to become compliant over a five year period. Mr. Russell noted that the highest probability is the stream restoration at the Reamstown Park which will involve Memorial Park, Reamstown Park, and an Authority property; noting that these three properties will give the Township the highest probability for 100%. In addition, other options were highlighted. Mr. Russell continued to highlight the MS4/NPDES Pollution Reduction Plan. ● Zoning application request received at the Township from Graybill/Zimmerman by requesting to change Rural Residential and Suburban Residential to light Industrial Zoning. This will be before the Planning Commission when some additional items are submitted. ● PRE-PLANNING MEETING UPDATES: Parkview Church looking to build a multi-purpose room, to be confined to their parking lot. Discussions continued.

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