

# **East Cocalico Township**

## **Transportation Impact Fee Advisory Committee**

### **Meeting Agenda**

**Tuesday, April 19, 2022 at 7:00 p.m.**

**Held in-person at East Cocalico Township, 100 Hill Road, Denver, PA 17517**

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#### **CALL TO ORDER**

#### **PAST MEETING MINUTES APPROVAL:**

- **JANUARY 18, 2022 MINUTES: PROPOSED FOR APPROVAL**

#### **DISCUSSIONS / ACTION ITEMS:**

- **REVIEW TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT: APRIL, 2022**
- **CURRENT TRAFFIC STUDY - CONCEPT PLAN: CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS**
- **APPROVED TRANSPORTATION IMPACT FEE DEFERRAL AGREEMENTS: REVIEW**
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:**
  - EARTH, TURF AND WOOD
  - RED RUN EXHAUST
  - 985 BUILDING PHASE II EXPANSION/STURDY BUILT
  - PRESIDENTIAL CABINET
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:**
  - BLACK HORSE/WRIGHT PARTNERS DEVELOPMENT: HILL ROAD RE-ALIGNMENT
  - COCALICO COMMONS
  - THE CROSSINGS AT COCALICO
  - 196 SWARTZVILLE ROAD SUBDIVISION/GRANDE CONSTRUCTION
  - ZIMMERMAN VO/SLATEWOOD DEVELOPMENT
  - CATALYT/425 SOUTH MUDDY CREEK ROAD WAREHOUSE
  - 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN
  - SECOND STREET THRIFT STORE
- **TRANSPORTATION PROJECTS OUTSIDE OF THE TIF:**
  - WABASH LANDING – PHASE 2
  - WABASH LANDING – PHASE 3
  - VILLAGE AT EAST COCALICO

#### **NEW BUSINESS**

#### **ADJOURNMENT**

**EAST COCALICO TOWNSHIP  
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING  
TUESDAY, APRIL 19, 2022**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Tuesday, April 19, 2022 at 7:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

**ATTENDANCE:**

**TIF Committee:** Chairman Shad Sahm, Vice Chairman May Roth, Doug Nedimyer, Dave Lutz, Suzie Mackley, Kathleen O'Connell, Crystale Sensenig, Josh Benton, and Kerry Haas

**Township Staff:** Michael Hession Township Manager, Judi Lumis Financial Administrator, and Sharyn Young Director of Community Development

**Land Planning Eng.:** Brent Lied

**Transportation Eng.:** John Schick

**Solicitor:** Matt Creme

**Visitors:** June Kinback

This meeting was duly advertised in the Lancaster Newspaper Era on April 17, 2022. • Chairman Sahm stated that tonight's Agenda was updated by adding the item "Mt. Zion Baptist Church" under the heading Transportation Impact Fee (TIF) Projects in Process.

**APPROVAL OF PAST MEETING MINUTES:**

**MOTION:** Suzie Mackley made a motion, seconded by Dave Lutz, to approve the January 18, 2022 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (9/0)

**DISCUSSION / ACTION ITEMS:**

**REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT (APRIL 2022):** Judi Lumis gave an overview of the traffic impact fund, created April 14<sup>th</sup> and the balance within each region. The total fund is \$853,134.10. Another schedule was compiled by expenses, and also information on special situations. Payment plans are up-to-date, and deferred payment plans will be coming up in August 2022 and October 2023. Discussions were held. No action is needed on this report, that it is for the TIF Committee's information. Comments and questions were asked which were answered.

**EAST COCALICO TOWNSHIP  
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**CURRENT TRAFFIC STUDY – CONCEPT PLAN – CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS:** A plan of the intersection was displayed on the screen and Mr. Schick discussed in length the funding of the intersection, improvements to the intersection, the expense, funding, and safety of the intersection. Traffic counts were completed in respect to a signalized intersection, and a round-a-bout. Mr. Schick stated that the construction cost of this project is \$2.5-\$2.75 million dollars. Mr. Schick highlighted and discussed in detail the two scenarios of the intersection: (1) a signalized intersection and (2) a roundabout intersection, stating that a more refined look was taken for the roundabout scenario by looking at it as a traffic volume point of view. Mr. Schick stated that videos were taken of the traffic for the study. Lengthy discussions continued on the proposed design that was before the Committee, and it was also compared to a signalized intersection. Mr. Haas asked noted that he had done a traffic count on his own, and had many questions concerning a roundabout on trucks maneuvering the turn. Lengthy discussions continued. Mr. Haas noted left the building, noting that he is resigning from the Traffic Impact Fee Advisory Committee. Comments and questions were asked which were answered.

**APPROVED TRANSPORTATION IMPACT FEE DEFERRAL AGREEMENTS – REVIEW:** Mr. Hession highlighted that the Agreements that were drawn up, noting that they are ready when the developers come into the Township.

**TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:** Mr. Lied briefly highlighted the following projects, comments and questions were asked which were answered.

- EARTH, TURF AND WOOD –TIF fee is being paid on a monthly payment plan.
- RED RUN EXHAUST – TIF fee is being paid on a quarterly basis for 24 months.
- 985 BUILDING PH. II EXPANSION/STURDY BUILT – TIF fee deferred 24 months.
- PRESIDENTIAL CABINET – Four-unit apartment budling which is LERTA eligible.

**TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:** Mr. Lied briefly highlighted the following projects, comments and questions were asked which were answered.

- BLACK HORSE COMMONS DEVELOPMENT/HILL ROAD RE-ALIGNMENT PROJECT – Includes a discussion concerning the realignment of Hill Road and a discussion concerning the Township's contribution to that new roadway.
- COCALICO COMMONS – Previously discussed at the beginning of this meeting and the developer has a scoping meeting scheduled with PennDOT.
- THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) – 172 residential units located across from Weaver's Market; transportation impact studies to be presented to PennDOT.

**EAST COCALICO TOWNSHIP  
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING  
TUESDAY, APRIL 19, 2022**

**TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:** *(CONTINUED)*

- 196 SWARTZVILLE RD. SUBDIVISION (GRANDE CONSTRUCTION) – 124 units. Currently in discussions with PennDOT.
- ZIMMERMAN (VILLAGE OVERLAY)/SLATEWOOD DEVELOPMENT – 80 units mixed/residential.
- CATALYST/425 MUDDY CREEK ROAD – warehouse project with original plans approved in 2009.
- 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN – highlighted.
- SECOND STREET THRIFT STORE – highlighted.

**TRANSPORTATION PROJECTS OUTSIDE OF THE TIF:** Highlighted were the following projects, comments and questions were asked which were answered.

- WABASH LANDING PH. 2 & PH. 3 – Mr. Lied briefly highlighted.
- VILLAGE AT EAST COCALICO – Mr. Lied briefly highlighted.

**NEW BUSINESS:**

**ADJOURN:** There being no further business, the TIFAC Meeting adjourned at 8:39 p.m.

Respectfully submitted,

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Lisa A. Kashner  
East Cocalico Township Recording Secretary