

East Cocalico Township

Transportation Impact Fee Advisory Committee

Meeting Agenda

Tuesday, July 19, 2022 at 7:00 p.m.

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

CALL TO ORDER

PAST MEETING MINUTES APPROVAL:

- **APRIL 19, 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
 - COFFEE SHOP PROJECT
- **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, JULY 19, 2022**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Tuesday, July 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, Doug Nedimyer, Suzie Mackley, Crystale Sensenig, and Josh Benton

Township Staff: Sharyn Young Director of Community Development

Land Planning Eng.: Brent Lied

Transportation Eng.: John Schick

Visitors: None

This meeting was duly advertised in the Lancaster Newspaper Era on July 18, 2022.

APPROVAL OF PAST MEETING MINUTES:

MOTION: Doug Nedimyer made a motion, seconded by Crystal Sensenig, to approve the April 19, 2022 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (5/0)

DISCUSSION / ACTION ITEMS:

REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT (APRIL 2022): Reviewed and brief discussions were held. No action was needed on this report.

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, noting that a re-map was done on the design from 82 foot to 92 foot,

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the design and construction cost \$175-\$200K. Mr. Schick highlighted the plan, stating that they will be meeting with Will Clark (Transportation of Lancaster County) for review of the plan and any recommendations that he may have, and recommendations for funding. Lengthy discussions continued on the proposed design. Discussions continued on a possible comparable intersection in Ephrata (Rt. 272 and Martin Avenue). Lengthy discussions continued and comments and questions were asked which were answered.

APPROVED TRANSPORTATION IMPACT FEE DEFERRAL AGREEMENTS – REVIEW: Sharyn Young noted that Cocalico Coffee Crafters has recently paid and the project will be added to the listing of Projects in Process.

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 (Lausch Road)– LERTA eligible.
- COCALICO COFFEE CRAFTERS – Moved up from the planning list.

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 – Concept plan reviewed. Design and feedback were given on the realignment of Hill Road, and discussed the right in, right out, and left in. Discussions continued.
- 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.
- 196 SWARTZVILLE RD. SUBDIVISION (GRANDE CONSTRUCTION) – 124 units. No new information.

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

- ZIMMERMAN (VILLAGE OVERLAY)/SLATEWOOD DEVELOPMENT – 80 units mixed/residential.
- CATALYST/425 MUDDY CREEK ROAD – warehouse project with original plans approved in 2009. Conditional approval.
- 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN – highlighted.
- COCALICO COFFEE CRAFTERS – 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. Paid their contribution.
- VILLAGE AT EAST COCALICO – Mr. Lied briefly highlighted. Pending final plan approval.

NEW BUSINESS: Nothing to report.

NEXT TIF MEETING: October 18, 2022 at 7:00 p.m.

ADJOURN: There being no further business, the TIFAC Meeting adjourned at 7:48 p.m.

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township Recording Secretary