

East Cocalico Township

Transportation Impact Fee Advisory Committee

Meeting Agenda

Tuesday, October 18, 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:

- **JULY 19, 2022 MINUTES: PROPOSED FOR APPROVAL**

DISCUSSIONS / ACTION ITEMS:

- **REVIEW TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT**
- **CURRENT TRAFFIC STUDY - CONCEPT PLAN: CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS**
- **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
 - 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN
 - COFFEE SHOP PROJECT
 - WALMER SUBDIVISION
 - MT. ZION BAPTIST CHURCH
 - ROCHLING
- **TRANSPORTATION PROJECTS OUTSIDE OF THE TIF:**
 - WABASH LANDING – PHASE 3
 - VILLAGE AT EAST COCALICO

NEW BUSINESS

ADJOURNMENT

**EAST COCALICO TOWNSHIP
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING
TUESDAY, OCTOBER 18, 2022**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Tuesday, October 18, 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, Dave Lutz, Suzie Mackley, Crystale Sensenig, and Josh Benton

Township Staff: None

Solicitor: None: could not connect with Matt Creme via conference call

Land Planning Eng.: Brent Lied

Transportation Eng.: John Schick

Visitors: None

This meeting was duly advertised in the Lancaster Newspaper Era on October 15, 2022.

APPROVAL OF PAST MEETING MINUTES:

MOTION: Josh Benton made a motion, seconded by Crystal Sensenig, to approve the July 19, 2022 Transportation Impact Fee Advisory Committee meeting minutes. Brent Lied stated that the text associated with Presidential Cabinet that references “four-unit apartment building” shall be deleted from the minutes since it is not correct or applicable, and the wording “Payment Received” after Cocalico Coffee Crafters be deleted from the minutes. Chairman Sahm noted that for clarification at their next meeting the payment received for Cocalico Coffee Crafters will be looked into. Chairman Sahm asked if there were any comments or questions. There were none. Motion carried. (6/0)

DISCUSSION / ACTION ITEMS:

REVIEW OF THE TRAFFIC IMPACT FEE REVENUES & EXPENSES REPORT: This was deferred to a future meeting. No discussion and no action were made.

CURRENT TRAFFIC STUDY – CONCEPT PLAN – CHURCH STREET AND SR 272 INTERSECTION IMPROVEMENTS: John Schick stated that they are waiting on direction from the Board of Supervisors.

**EAST COCALICO TOWNSHIP
TRANSPORTATION IMPACT FEE ADVISORY COMMITTEE MEETING
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DISCUSSION / ACTION ITEMS:

(CONTINUED)

TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS: Brent Lied briefly highlighted the following approved projects are in the process of paying the TIF over an extended period of time. Each one of the below projects is either under construction or completed that has outstanding fees that are being paid in accordance with agreements/deferrals at the time of approval. Brent Lied stated that there is nothing new to report for these projects until a financial aspect is received

- EARTH, TURF AND WOOD
- RED RUN EXHAUST
- 985 BUILDING PH. II EXPANSION/STURDY BUILT
- PRESIDENTIAL CABINET (Lausch Road)

TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING: Mr. Lied and John Schick briefly highlighted the following projects on where they stand. None of the below projects have received final plan approval. Comments and questions were asked which were answered.

- BLACK HORSE COMMONS DEVELOPMENT/HILL ROAD RE-ALIGNMENT PROJECT – Hill Road realignment project concept plan. Lengthy discussions continued. Comments and questions were asked which were answered.
- COCALICO COMMONS – A pre-development meeting is scheduled for this coming Friday to bring in the new plan (Benderson Tract). Discussions continued.
- THE CROSSINGS AT COCALICO (VILLAGE OVERLAY) – Comments were received, responding to PennDOT comments, noting that the pedestrian crossings are being discussed.
- 196 SWARTZVILLE RD. SUBDIVISION (GRANDE CONSTRUCTION) – Notification received from PennDOT that their permit has been sitting for 150 days with no action. Another 30 days it will be closed out, or they have to submit something else.
- ZIMMERMAN (VILLAGE OVERLAY)/SLATEWOOD DEVELOPMENT – To be discussed at the scheduled Planning Commission Workshop Meeting tomorrow.
- 36 MUDDY CREEK CHURCH RD LAND DEVELOPMENT – Conditional approval.
- COCALICO COFFEE CRAFTERS – Correspondence is being received, and paid TIF fees in full. WALMER SUBDIVISION – In process. Briefly highlighted proposal to split into 2 farmettes.
- MT. ZION BAPTIST CHURCH – On the back burner for quite a while. Briefly highlighted.
- ROCHLING – Previously known as Precision Medical off of Denver Road. Briefly highlighted.

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

- WABASH LANDING – Phase 2 under construction, and Phase 3 – Mr. Lied briefly highlighted.
- VILLAGE AT EAST COCALICO – Mr. Lied briefly highlighted, noting that it has not been approved.

NEW BUSINESS: Nothing to report. Chairman Sahm noted they were unable to connect successfully for a conference call with Solicitor Matt Creme, he was e-mailed noting the same.

NEXT TIF MEETING: Discussions were held. It was confirmed that the next TIF Meeting date is scheduled for Tuesday, January 17, 2023 at 7:00 p.m.

ADJOURN: There being no further business, a motion was made to adjourn.

MOTION: There being no further business to come before the Traffic Impact Advisory Committee, Dave Lutz made a motion seconded by Suzie Mackley to adjourn the meeting at 7:46 p.m. Chairman Sahm asked if there were any questions. There were none. Motion carried. (5/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township Recording Secretary