

East Cocalico Township

Transportation Impact Fee Advisory Committee

Meeting Agenda

Tuesday, January 17, 2023 at 7:00 p.m.

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

CALL TO ORDER

ORGANIZATION: ELECT CHAIRPERSON AND VICE CHAIRPERSON

PAST MEETING MINUTES APPROVAL:

- **OCTOBER 18, 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:**
 - COCALICO COFFEE CRAFTERS
- **TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PLANNING:**
 - BLACK HORSE / PURECYCLE
 - COCALICO COMMONS
 - THE CROSSINGS AT COCALICO
 - ZIMMERMAN VO/SLATEWOOD DEVELOPMENT
 - 36 MUDDY CREEK CHURCH ROAD LAND DEVELOPMENT PLAN
 - WALMER SUBDIVISION
 - MT. ZION BAPTIST CHURCH
 - ROCHLING BUILDING EXPANSION
 - DUTCH COUSIN CAMPGROUND
- **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, JANUARY 17, 2023**

The advertised meeting of the East Cocalico Township Transportation Impact Fee Advisory Committee was called to order on Tuesday, January 17, 2023 at 7:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

TIF Committee: Chairman May Roth, Doug Nedimyer, Dave Lutz, Suzie Mackley, Crystale Sensenig, and Josh Benton (came in at approximately 7:10pm)

Township Staff: None

Solicitor: Victoria Storz from Nikolaus & Hohenadel, LLP

Land Planning Eng.: Brent Lied of Becker Engineering

Transportation Eng.: John Schick of Rettew

Visitors: None

This meeting was duly advertised in the Lancaster Newspaper Era on December 7, 2022.

ORGANIZATION – ELECT CHAIRPERSON AND VICE CHAIRPERSON:

ORGANIZATION: May Roth asked if there were any nominations for Chairman. May Roth was nominated. There were no other nominations, and the following motions was made.

MOTION: Suzie Mackley made a motion, seconded by Dave Lutz, to nominate May Roth as Chairman of the Transportation Impact Fee Advisory Committee. May Roth asked if there were any comments or questions. There were none. Motion carried (5/0).

Chairman Roth asked if there were any nominations for Vice Chairman. Shad Sahm was nominated. There were no other nominations, and the following motions was made

MOTION: Suzie Mackley made a motion, seconded by Crystale Sensenig, to nominate Shad Sahm as Vice Chairman of the Transportation Impact Fee Advisory Committee. Chairman Roth asked if there were any comments or questions. There were none. Motion carried (5/0).

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APPROVAL OF PAST MEETING MINUTES – OCTOBER 18, 2022 TIF MINUTES:

MOTION: Josh Benton made a motion, seconded by Crystal Sensenig, to approve the October 18, 2022 Transportation Impact Fee Advisory Committee meeting minutes. Chairman Roth 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:

Documents were distributed. Budgeted expense for road projects were discussed. Review and lengthy discussions continued on the different items contained within the report. Comments and questions were asked which were answered. It was noted to ask the Township Financial Administrator and new Township manager to attend the next TIF Meeting for questions in the report. The TIF Committee to write their questions down for the next TIF Meeting. No decisions and no action needed.

CURRENT TRAFFIC STUDY – CONCEPT PLAN – CHURCH STREET AND SR 272

INTERSECTION IMPROVEMENTS: John Schick discussed (proposed round-about), stating that they are waiting on direction and how the intersection will be funded (State monies/Federal monies). John Schick discussed in detail. Discussions continued. Comments and questions were asked which were answered.

TRANSPORTATION IMPACT FEE (TIF) PROJECTS IN PROCESS:

➤ **COCALICO COFFEE CRAFTERS:** Brent Lied briefly highlighted.

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. Likely will trigger a traffic impact fee. It was noted that they are anxious to get started, and that a preliminary plan is currently in the works. Lengthy discussions continued. Comments and questions were asked which were answered.
- **COCALICO COMMONS** – John Schick noted that a plan was just re-submitted last week by the developer that indicated warehousing and a convenience store with gas pumps. Significant impact fee anticipated. Discussions continued.
- **THE CROSSINGS AT COCALICO (VILLAGE OVERLAY)** – On going discussions. Nothing new to report.
- **ZIMMERMAN (VILLAGE OVERLAY)/SLATEWOOD DEVELOPMENT** – Brent Lied briefly highlighted.

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- 36 MUDDY CREEK CHURCH RD LAND DEVELOPMENT – Brent Lied briefly highlighted proposed 4-unit apartments.
- WALMER SUBDIVISION: Brent Lied briefly highlighted.
- MT. ZION BAPTIST CHURCH – Brent Lied briefly highlighted. Small impact fee anticipated.
- ROCHLING BUILDING EXPANSION – Previously known as Precision Medical off of Denver Road. Brent Lied briefly highlighted.
- DUTCH COUSIN CAMPGROUND - Brent Lied briefly highlighted. Still being evaluated.

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 – Discussions were held. Comments and questions were asked which were answered.
- VILLAGE AT EAST COCALICO – Mr. Lied briefly highlighted, noting that it has not been approved.

NEW BUSINESS: Nothing to report.

NEXT TIF MEETING: Discussions were held. It was confirmed that the next TIF Meeting date is scheduled for Tuesday, April 18, 2023 at 6:00 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, Crystal Sensenig made a motion seconded by Doug Nedimyer to adjourn the meeting at 8:15 p.m. Chairman Roth asked if there were any questions. There were none. Motion carried. (6/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township Recording Secretary