

DRAFT

EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 23, 2023

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, January 23, 2023, at 7:00 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Donald Miller, Secretary Allan Day, and Charles Shupp

Township Staff: None

Land Planning Eng.: Casey Kerschner of Becker Engineering, Brent Lied, P.E. of Becker Engineering

Transportation Eng.: John Schick of Rettew

Visitors: Brandon Williams, Josh Boulton, Aristides Otero, Claudia Shank, Chris Falencki, Allen Maxwell, Connor Kilgore, Connor Becker, Mike Diehl, Terry Bauman, Eldon Martin, Ted L., John Wilbert, Bill Rountree, Brian Atkins, Mark Henise, Tim Martin, Daryl G. Martin, Louie Antorellos, Tony Antorellos, and Glen Zimmerman

The meeting was called to order. This meeting was duly advertised in the Lancaster Newspapers on December 7, 2022.

1) CALL TO ORDER

- 2) REORGANIZATION: Chairman Wenger turned the meeting over to Casey Kerschner for the purpose of conducting the annual reorganization.

Nominations for Chairman were opened, and a nomination was made for Paul Wenger as Chairman. Hearing no further nominations, the nominations were closed, and the following motion was made.

MOTION: Donald Miller made a motion, seconded by Allan Day, to nominate Paul Wenger as Chairman of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Paul Wenger was elected Chairman unanimously (4/0)

The meeting was turned over to Chairman Wenger. The nominations for Vice Chairman were opened, and a nomination was made for Donald Miller as Vice Chairman. Hearing no further nominations, the nominations were closed, and the following motion was made.

MOTION: Chairman Wenger made a motion, seconded by Charles Shupp, to nominate Donald Miller as Vice Chairman of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Donald Miller was elected Vice Chairman unanimously (4/0)

The nominations for Secretary were opened, and a nomination was made for Allan Day as Secretary. Hearing no further nominations, the nominations were closed, and the following motion was made.

MOTION: Vice Chairman Miller made a motion, seconded by Chairman Wenger, to nominate Allan Day as Secretary of the East Cocalico Township Planning Commission. No questions or comments were offered. A vote was taken and Allan Day was elected Secretary unanimously (4/0)

- 3) **APPROVAL OF MINUTES:** The December 19, 2022, Planning Commission meeting minutes were before the Commission tonight for approval.

MOTION: Charles Shupp made a motion, seconded by Secretary Day, to approve the Planning Commission Meeting Minutes from Monday, December 19, 2022. No questions or comments were offered. Motion carried unanimously. (4/0)

4) **SUBDIVISION AND LAND DEVELOPMENT PLANS:**

A) **PURECYCLE – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN (02-21-2023):** The applicant's representative, Bill Roundtree, applicant's consultant, Brian Atkins, P.E., and the applicant's attorney, Claudia Shank, were in attendance for this plan. Secretary Day recused himself from discussions or actions relative to the project based on his employment with a contractor involved with the project. Mr. Lied provided a brief project introduction and status update. The applicant acknowledged receipt of the Becker Engineering review letter, dated January 20, 2023, and noted that they felt all items can be addressed moving forward. Discussions were held. Mr. Roundtree stated that they are currently working to accommodate the access to the properties to the west though the site, rather than the prior proposed connection to the Heatherwoods Development. Mr. Roundtree also indicated they are working on obtaining the required NPDES Permit from DEP. Comments and questions were asked which were answered. Chairman Wenger stated that since Secretary Day has recused himself from discussions and voting on the PureCycle plan, so as to avoid the appearance of a conflict of interest, that only leaves three voting members of the Planning Commission available for this plan tonight, which does not meet the requirement for a majority of our six-member Planning Commission, and thereby prevents the Planning Commission from making any official recommendations to the Board of Supervisors on this plan. Discussions were held with the PureCycle representatives on the status of Hill Road realignment issues, status of access easements for three adjoining third-party landowners, and internal (parking lot) landscaping. Chairman Wenger noted that the Planning Commission is generally in favor of the plan and the new phased approach in order for it to advance, if the various associated challenges can be resolved, and the Planning Commission is open to hearing any items the applicant would like to discuss or explain, but is unable to vote on any recommendations. Due to time-sensitive issues and deadlines previously mentioned by the applicant, the Planning Commission suggested the best course of action is for the applicant to present the plan directly to the Board of Supervisors. No official actions or motions were made. The applicant and their team noted that they will be attending the Board of Supervisors Meeting on February 2, 2022, to discuss the project and pending Preliminary Plan.

B) **DUTCH COUSIN CAMPGROUND – PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN (02-26-2023):** The applicant's consultant, Chris Falencki, P.E. was in attendance, in addition to others representing the applicant, Eldon Martin, Terry Bauman, and Daryl G. Martin. Mr. Kerschner introduced the project and indicating that a future Becker review letter is pending. Mr. Falencki, acknowledged receipt of the review from the Zoning Officer, Technicon, which identify zoning issues relative to the proposed use, but expressed that he is in need of the Becker plan review in order to proceed to develop an approach to evaluate and address all comments. Discussions were held. Comments and questions were asked which were answered. Mr. Lied recommended that the applicant pursue discussions with the Township SEO, as noted during the pre-application meeting, to advance the sewage facilities planning aspects and resolution of on-lot sanitary sewer issues.

4) **SUBDIVISION AND LAND DEVELOPMENT PLANS:** (CONTINUED)

- C) **ROECHLING MEDICAL LANCASTER – PRELIMINARY / FINAL LAND DEVELOPMENT PLAN (03-19-2023):** There were no consultants were in attendance for this plan. Mr. Lied highlighted the project and noted that a Becker review letter, dated January 23, 2023, was issued earlier in the day. Mr. Lied stated that the applicant is awaiting NPDES review comments from the LCCD. Minor discussions were held. Becker will await updated plan information from the applicant.
- D) **300 STEVENS ROAD – FINAL MINOR SUBDIVISION PLAN (03-19-2023):** There were no consultants in attendance for this plan. Mr. Lied highlighted the project and noted that a Becker plan review letter was issued dated January 16, 2023. Limited discussions were held. John Schick provided further clarification and explanation relative to his recommendation that the applicant provide acknowledgement from PennDOT, or provide, or obtain, a PennDOT Highway Occupancy Permit related to the existing access. Mr. Lied stated that an updated plan was received in response to the initial review letter and the future review is pending. Comments and questions were asked which were answered.
- E) **SLATEWOOD – ZIMMERMAN HOME BUILDERS, LLC (TOWNHOUSE APARTMENTS LDP) (09-29-2023):** Mr. Kerschner briefly highlighted the current status of the project. Limited discussions were held. Comments and questions were asked which were answered. Mr. Kerschner referenced that a time extension letter, dated January 10, 2023, was received offering to extend the deadline for action for 9-months, until September 29, 2023.

MOTION: Secretary Day made a motion, seconded by Charles Shupp, to recommend acceptance of the written time extension offer as submitted by the applicant's consultant, dated January 10, 2023, extending the deadline for action on the Slatewood Preliminary Subdivision Plan until September 29, 2023. Motion carried unanimously. (4/0)

- F) **GEHMANS MENNONITE SCHOOL – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN:** Mr. Kerschner highlighted the project located on Gehmans School Road. Mr. Kerschner noted that the applicant's consultant, Diehm & Sons, e-mailed the Township the Preliminary/Final Land Development Plan along with the associated Planning Deferral Request Letter for the proposed improvements at the Gehmans Mennonite School, owned by Gehmans Mennonite Christian Day School, in Brecknock Township, Lancaster County. The project includes the demolition of the existing gym, modular building, a shed, and some other exterior recreational facilities, for the proposed 10,785 SF gym addition and parking lot resurfacing improvements for ADA compliance. All proposed improvements are located within Brecknock Township, Lancaster County. The only portion of the property that is located within East Cocalico Township is a small portion (4,618 SF) of riparian buffer area related to the Little Muddy Creek, that is unaffected by the project. After limited discussions, the following motion was made.

MOTION: Secretary Day made a motion, seconded by Charles Shupp, to approve a deferral of the review and approval of the Gehmans Mennonite School Preliminary/Final Land Development Plan to Brecknock Township. Motion carried unanimously. (4/0)

4) **SUBDIVISION AND LAND DEVELOPMENT PLANS:** (CONTINUED)

- G) **THE CROSSINGS AT COCALICO – SKETCH PLAN:** Brandon Williams, Mark Henise, P.E. of ELA, and Josh Boulton of Pioneer Management were present for this plan. Mr. Lied introduced the project and the intended discussion item related to pedestrian connections along Route 897. Mr. Boulton explained the various approaches they considered along with the applicant to address the concerns raised. Mr. Boulton expressed that the applicant is not opposed to discussing the resolution of the pedestrian issues, but as stated in their prior correspondence, they would be seeking some financial credit for offsite improvements which are above their SALDO responsibilities. Comments and questions were asked which were answered. Following the discussion, the Planning Commission expressed general support for the applicant to continue working towards a cooperative solution with the Township to address the pedestrian concerns raised during the PennDOT TIS process, but the financial aspects would need to be discussed with the Township BOS and the Solicitor.

5) **GENERAL DISCUSSION / BRIEFING ITEMS:**

- A) **POSSESSKY (471 HILL ROAD) – DEP SEWAGE FACILITIES PLANNING MODULE:** Mr. Lied provided a brief background related to the DEP Sewage Facilities Planning Module as submitted to the Township. Mr. Lied noted that a standard requirement for a Planning Module is to have Component 4A acknowledge by the Township Planning Commission. The Component 4A was completed based on coordination between Technicon and the prior Township DCD. The following motion was made.

MOTION: Don Miller made a motion, seconded by Charles Shupp, to authorize the Planning Commission Chairman to sign Component 4A of the Possessky DEP Sewage Facilities Planning Module for the property at 471 Hill Road. Motion carried unanimously. (4/0)

- B) **MT. ZION BAPTIST CHURCH – FINAL LAND DEVELOPMENT PLAN (04-30-2023):** Aristides Otero of Stackhouse Bensinger, Inc., John Wilbert, and Mike Diehl of the church, and Ted L. were present for this plan. Mr. Lied briefly introduced the project. Discussions were held highlighting the revised plan and updated reduced Phase 1 scope of the project. Comments and questions were asked which were answered. Mr. Lied noted that the Becker plan review letter is still pending. Mr. Lied recommended that Mr. Otero confirm ECTA's satisfaction with the reduced Phase 1 scope of the project. A time extension letter was previously received offering to extend the deadline for action for 120 days until April 30, 2023. The following motion was made.

MOTION: Secretary Day made a motion, seconded by Charles Shupp, to recommend acceptance of the written time extension offer as submitted by the applicant's consultant, dated January 4, 2023, extending the deadline for action on the Mt. Zion Baptist Church – Final Land Development Plan until April 30, 2023. Motion carried unanimously. (4/0)

- C) **UPDATE REGARDING PRE-PLANNING MEETING:** Discussions were held. Mr. Lied indicated that there have been various recent requests related to pre-applications meetings with the Township and further details will be provided following those future discussions.

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5) GENERAL DISCUSSION / BRIEFING ITEMS:

(CONTINUED)

- D) **UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:** Mr. Kerschner and Mr. Lied asked if there were any questions relative to currently active construction projects. Limited discussions were held.

NEXT PLANNING COMMISSION MEETING: Monday, February 27, 2023, at 7:00 pm.

6) ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Don Miller made a motion, seconded by Allan Day, to adjourn the meeting at 8:40 p.m. There were no questions. Motion carried unanimously. (4/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township, Recording Secretary