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PLANNING COMMISSION MEETING MINUTES MONDAY, FEBRUARY 22, 2021

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, February 22, 2021 at 7:30 p.m., held via Zoom (a cloud-based video communications app that allows individuals to set up virtual video and audio-conferencing meeting). This is a virtual public "live" Zoom meeting in order to ensure public safety during the COVID pandemic.

ATTENDANCE:

Planning Commission: Chairman Paul Wenger, Vice Chairman Sid Schlegel, Secretary Ralph Buckles, Steve Brubaker, and Steve Graybill

Township Manager: Penny Pollick

Land Planning Eng.: Brent Lied, P.E. and Casey Kerschner

Transportation Eng.: John Schick

Visitors: Joyce Gerhart, Gary McEwen, Todd Shoaf, Randy Groff, Bill Swiernik, Bryan Zimmerman, and Porter Stevens from Lancaster County Planning Commission (LCPC)

This meeting was duly advertised in the Lancaster Newspapers on Sunday, January 10, 2021.

APPROVAL OF MINUTES: Chairman Wenger stated the January 25, 2021 Planning Commission meeting minutes are before the Commission tonight for approval.

MOTION: Steve Brubaker made a motion, seconded by Secretary Buckles, to approve the Planning Commission meeting minutes from Monday, January 25, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS:

MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (03-15-2021): There were no project representatives participating for this plan. Mr. Lied provided a brief update regarding the project to the Planning Commission, and noted that since the Planning Commission previously recommended conditional approval, no further action is necessary at this time. No comments or questions were asked.

WABASH LANDING (PHASE 2) - FINAL SUBDIVISION/LAND DEVELOPMENT PLAN (03-22-2021): There were no project representatives participating for this plan. Mr. Lied highlighted that the applicant and applicant's consultants are current working with PennDOT to address review comments related to the Highway Occupancy Permit Plans for the proposed local roadway connection to Stevens Road. Mr. Lied noted that it is likely that project representatives will be present at the next Planning Commission Meeting to seek possible conditional approval. Based on the current deadline for action, a written time extension was received earlier today. No comments or questions were asked.

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to recommend acceptance of the written time extension offer as submitted by Pioneer Management, dated February 22, 2021, which will extend the deadline for action until May 21, 2021, for the Wabash Landing – Phase 2 Final Subdivision/Land Development Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

EARTH, TURF & WOOD – PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-15-2021): There were no project representatives participating for this plan. Mr. Lied updated the Planning Commission on the current status of the project and recent activities. The Township is awaiting an updated plan submission in response to prior plan review comments. The applicant's consultant is also working on securing the necessary PennDOT Highway Occupancy Permit for the stormwater connection, and the required NPDES permit from the DEP/LCCD. No comments or questions were asked.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to table the Earth, Turf and Wood Preliminary/Final Land Development and Lot Add-On Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

HEATHERWOODS - LOTS 26 & 27 LOT ANNEXATION PLAN (04-25-2021): Joyce Gerhart, RLA, of RGS and Gary McEwen of Berks Homes were present for this plan. Mr. Lied stated that Becker Engineering issued a plan review letter dated February 10, 2021. Mr. Lied reported that the LCPC reviewed the plan at their meeting earlier today, and identified one comment relative to the LCPC certification block. The applicant's consultant recently resubmitted updated plans to the Township. Mr. Lied indicated that Becker Engineering has briefly reviewed the updated plan submission information and does not anticipate issues based on the responses provided.

MOTION: Mr. Brubaker made a motion, seconded by Secretary Buckles, to recommend conditional approval of the Lot Annexation Plan for Heatherwoods Lots 26 & 27, conditioned upon the applicant addressing all items outlined in the Becker Engineering review Letter dated February 10, 2021, to the satisfaction of the Township, Township Solicitor, and Township Engineer. No questions or comments were offered. Motion carried unanimously. (5/0)

FOUR SEASONS PRODUCE, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (04-25-2021): Todd Shoaf, RLA, of Pioneer Management, and Randy Groff of Four Seasons Produce were participating for the project. Mr. Lied provided a general overview of the project. Plans were displayed on screen through the discussions of all proposed motions being considered. Mr. Shoaf highlighted the building expansions to the Planning Commission noting the main warehouse expansion consists of 129,500 sq. ft. produce warehouse space with an additional 39 tractor trailer docks; and a future building expansion is identified on the plan as approximately 21,000 sq. ft. with additional loading docks for packaging, which is not anticipated to be constructed immediately. The applicant wanted to include the future expansion in the design and submission or plan approval. The proposed relocation of existing trailer parking stalls was highlighted. Mr. Shoaf noted that they had a pre-application meeting with the Lancaster County Conservation District regarding the NPDES permitting and are hopeful that the NPDES permit review process remains at the LCCD level. Mr. Shoaf noted that the East Cocalico Township Authority has confirmed that the applicant has adequate sanitary sewer capacity and that necessary water capacity is available. The existing and proposed stormwater facilities were discussed at length. Mr. Shoaf noted that the applicant recently appeared before the Zoning Hearing Board (ZHB) and that they are currently awaiting the ZHB's decision. A Traffic Impact Study (TIS) was required based on the size of the project and resultant trips generated. The TIS was reviewed by John Schick, Township Transportation Engineer, and Mr. Schick indicated his support for the related waiver/modification request. It was noted that an approximately \$116,000 Transportation Impact Fee is required based on the vehicle trip generation information provided by the applicant's consultant and reviewed by Mr. Schick. Mr. Schick discussed in more detail the specific limits of the TIS, the technical aspects of the waiver/modification related to the Line Road and Wabash Road intersection and other associated details of the TIS. As part of the project discussions the following motions were made:

MOTION: Mr. Graybill made a motion, seconded by Mr. Brubaker, to recommend approval of a waiver/modification of §194-14.E.(4)(o)[4] of the East Cocalico Township Subdivision and Land Development Ordinance related to requirements to maintain the current level of service at intersections with a rating of C or lower, as it relates to the northbound approach

of Wabash Road at South Line Road, based on the limited increased delay identified. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

FOUR SEASONS PRODUCE, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-9 of the East Cocalico Township Subdivision and Land Development Ordinance related to Preliminary Plan processing, to authorize the plan to be submitted and reviewed as a combined plan meeting the requirements of both Preliminary and Final Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Mr. Brubaker, to recommend approval of a waiver/modification of §194-14.C.(4) of the East Cocalico Township Subdivision and Land Development Ordinance related to depicting existing physical features, to authorize the applicant to provide LIDAR topography and GIS information 100' beyond the property boundary, as currently depicted on the current plans. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Brubaker made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §194-30.R.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to drive through capability for oversized parking spaces to authorize back-in type spaces as depicted on the current plans as submitted. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Secretary Buckles made a motion, seconded by Mr. Brubaker, to recommend approval of a waiver/modification of §194-30.R.(3) of the East Cocalico Township Subdivision and Land Development Ordinance related to oversized parking space on-site signage, to authorize the use of numbered stalls and the usage and guidance of on-site security and check-in personnel at the guard house. No questions or comments were offered. Motion carried unanimously. (5/0)

Mr. Shoaf highlighted the next waiver/modification relative to the street trees and the impact of existing utilities and related easements.

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-41.C. of the East Cocalico Township Subdivision and Land Development Ordinance related to street trees to authorize street trees not to be provided along North Reading Road (Route 272) and continue to utilize existing vegetation along Wabash Road. No questions or comments were offered. Motion carried unanimously. (5/0)

Mr. Shoaf highlighted the next waiver/modification relative to the buffer yard landscaping.

MOTION: Vice Chairman Sid Schlegel made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §194-41.D.(2) of the East Cocalico Township Subdivision and Land Development Ordinance related to the distribution of landscaping material associated with the buffer yard area, to allow the counting of existing and proposed landscaping material as required, but to have the vegetation located outside the 20' landscape strip. No questions or comments were offered. Motion carried unanimously. (5/0)

Mr. Lied highlighted the next waiver/modification related to vertical curb depth and concrete monuments, and indicated that the waiver/modifications were submitted in response to recommendations with in the Becker review letter.

MOTION: Secretary Buckles made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §194-33.E.(1) of the East Cocalico Township Subdivision and Land Development Ordinance related to vertical curb to authorize the use of 18" PennDOT vertical curb in lieu of 22" Township standard. No questions or comments were offered. Motion carried unanimously. (5/0)

SUBDIVISION AND LAND DEVELOPMENT PLANS: (CONTINUED)

FOUR SEASONS PRODUCE, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

MOTION: Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §194-37 of the East Cocalico Township Subdivision and Land Development Ordinance related to concrete monuments on the right-of-way to limit those areas of monuments where they can be installed without conflict to existing features and utilize alternate monument markers for other locations. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Graybill made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §185-14.C.(6) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to basin embankment soil structure and characteristics to allow the continued utilization of the existing basin embankment, in lieu of reconstruction, conditioned upon the applicant's engineer or geotechnical consultant providing a letter of support. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Secretary Buckles, to recommend approval of a waiver/modification of §185-24.D. of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to basin dewatering time, to allow the basin dewatering time to exceed 24 hours for rate control storage, conditioned upon the applicant obtaining applicable NPDES permit approval. No questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Vice Chairman Schlegel made a motion, seconded by Mr. Graybill, to recommend approval of a waiver/modification of §185-28.A.(8) of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to basin fencing for basins with side slopes greater than 5:1 and depths exceeding 5', to allow the modified basin to remain unfenced. Questions were asked in reference to what changes are taking place to the basin compared to what is currently there now. Discussions also including concerns regarding the potential for problem for geese and liability issues. Mr. Lied, Mr. Shoaf and Mr. Groff responded to the questions. No other questions or comments were offered. Motion carried unanimously. (5/0)

MOTION: Mr. Brubaker made a motion, seconded by Vice Chairman Schlegel, to recommend approval of a waiver/modification of §185-33.A. of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance related to drainage easements for stormwater piping, to authorize the easements to be omitted within two limited areas where the pipe is proposed to be located under certain portions of the new building. No questions or comments were offered. Motion carried unanimously. (5/0)

Mr. Lied and Mr. Shoaf highlighted and discussed Comment #8 (page 5) of the Becker Engineering February 22, 2021 Review Letter in reference to the "60' Future Right-of-way if Street is Offered for Dedication" as identified on the prior original Land Development Plans. Lengthy discussions were held regarding the likely intention of the right-of-way notation. The Planning Commission discussed that if anything further is developed at the corner of the property along the Wabash Rd. and Rt. 272, for access management purposes the development would have to be accessed through a shared access drive utilizing the existing access point onto Wabash Road, and then to the signalized intersection. Mr. Lied indicated that notation can be added to the plan to document future access management requirements if further development occurs. Lengthy discussions continued. Secretary Buckles recommended to vacate this right-of-way from the plan. Mr. Lied stated that he would discuss the matter with the Township Solicitor to confirm appropriate wording if the right-of-way is to be removed. Mr. Shoaf stated that this notation when developed can be added to the plan. Mr. Buckles highlighted his past experiences with wetland basins and recommended that all other potential options be appropriately considered. Mr. Shoaf indicated that they have given consideration to other stormwater options and that the current approach was selected for various reasons,

including their understanding that the NPDES review for the current design will remain at the LCCD office, and not require potential delays with DEP review.

SUBDIVISION AND LAND DEVELOPMENT PLANS: *(CONTINUED)*

FOUR SEASONS PRODUCE, PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Mr. Lied highlighted Comment #13 (page 6) of the Becker Engineering February 22, 2021 Review Letter in reference to the site lighting at any access points, and the current lack of street lighting along the frontage of Rt. 272 or Wabash Road. Discussions continued. Mr. Groff thanked the Planning Commission, noting they hope to break ground April/May 2021.

Secretary Buckles asked what the general timing is for the trucks coming to, and leaving from, the facility for potential concerns regarding the intersections and roads between Wabash Road and Colonel Howard Blvd., since at certain times there is a high influx of school buses traveling in the area. Mr. Lied highlighted the TIF program and projected TIF to be paid by this project and noted that the project's funds could go to future improvements at certain intersections within the applicable TIF district. Mr. Groff stated the majority of trucks are coming and going anywhere from 12 midnight to 5:00 a.m. Mr. Schick to work with the applicant and applicant's consultant to gather additional information requested by Secretary Buckles regarding truck traffic. Mr. Groff stated that he will research and clarify the projected increase in the amount of truck traffic.

MOTION: Secretary Buckles made a motion, seconded by Mr. Brubaker, to recommend conditional plan approval upon satisfaction of items outlined in the Becker Engineering Review Letter dated February 22, 2021 and the Rettew Traffic Impact Study Review Memorandum dated February 22, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN: Mr. Lied provided a brief update on the project status. Mr. Lied noted that a Becker review letter was issued on February 11, 2021. No updated information has been received by the Township. Mr. Lied highlighted that the Zoning items need to be addressed through an application to the Zoning Hearing Board, in order for the Annexation Plan to be able to proceed.

MOTION: Mr. Graybill made a motion, seconded by Secretary Buckles, to table the Shady Grove Campground Annexation Plan. No questions or comments were offered. Motion carried unanimously. (5/0)

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS: Mr. Lied highlighted the following Township Village Overlay Concept Plans, updating the status of the projects to the Planning Commission. Discussions continued on the following items:

ZIMMERMAN HOME BUILDERS – SKETCH PLAN: Mr. Swiernik from Dave Miller Associates, and Mr. Zimmerman from Zimmerman Home Builders were present for this plan and the briefing discussions. The sketch plan was displayed on the screen. Mr. Swiernik highlighted the sketch plan layout and provided some background on the development of the plan. Lengthy discussions continued regarding aspects of the development, such as the proposed units fronting Line Road, potential curb/sidewalk frontage improvements along Line Road, required village overlay amenities (focal point, streetscape features, etc.), open space areas and recreation features, stormwater, etc. A question was asked as to which fire department is the first responder to this location. Mr. Lied indicated he can check with the Township and Fire Marshal to obtain the answer to the question. Mr. Stevens of the LCPC commented on the intended target density per the County Comprehensive Plan for the Cocalico Area is 6.5 units/acre, and noted that he would appreciate being involved in the continued early discussions on this plan. Questions and comments were received, which were answered.

CROSSING AT COCALICO – LOT ANNEXATION PLAN: No applicants were present for this plan and the related briefing discussion. Mr. Lied noted that the plan was recently submitted by the submission deadline for detailed discussions at the next Planning Commission Meeting. The Sketch Plan was displayed on the screen. Brief discussions were held

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regarding aspects of the project. Becker will review the plans and issue future correspondence for discussions with the Planning Commission.

GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:

(CONTINUED)

196 SWARTZVILLE ROAD PROJECT: Mr. Lied updated the Planning Commission and informed them that the Board of Supervisors approved the prior waiver/modification requests related to the proposed widths of the internal streets and right-of-ways. Mr. Schick stated that there has not been any recent movement on the transportation aspect related to the PennDOT permuting process.

GENERAL DISCUSSIONS: Mr. Stevens noted that in early March there will be another 2040 Workshop Meeting for discussions on growth in rural areas hosted by the LCPC. ▪ Secretary Buckles highlighted a potential 9-acre park coming to the Township in the area of the St. Paul's Church, a recreation park-type facility. Mr. Stevens stated he would like to see the plans. ▪ Discussed the possibility of holding the future Planning Commission Workshop Meeting in March to further discuss the Zoning Ordinance Village Overlay (VO) regulations and the recent VO plans being submitted to the Township. ▪ No further discussions were held.

ADJOURN:

MOTION: There being no further business to come before the Planning Commission, Secretary Buckles made a motion, seconded by Mr. Graybill to adjourn the meeting at 10:33 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner
East Cocalico Township
Recording Secretary