

# EAST COCALICO TOWNSHIP

100 Hill Road  
Denver, PA 17517  
(717) 336-1720  
ect.town

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## AGENDA

### Planning Commission

Monday, March 27, 2023, 7PM  
East Cocalico Township Building  
100 Hill Road, Denver, PA 17517

1. February 27, 2023 Meeting minutes
2. Benderson Development Company, LLC (SK 2023-A)
  - Review of a sketch plan for a proposed warehouse and fuel station use at Colonel Howard Boulevard.
3. adjournment

### current applications & review deadlines

- Dutch Cousin Campground (LD 2022-03) – *May 27, 2023*
- EHM Properties LLC (LD 2023-02) – *June 13, 2023*
- Slatewood (LD 2021-01) – *September 29, 2023*
- Roechling (LD 2022-01) – *review period waived*
- Grande (LD 2023-01) – *review period waived*

*Planning Commission applications and plans are available to review at the Township Building during regular business hours.*

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
TUESDAY, FEBRUARY 27, 2023, 7:00 PM**

**CALL TO ORDER** by Chair Wenger at 7:00 PM

**ATTENDANCE**

PRESENT:	Paul Wenger, Chair	[X]
	Steve Brubaker	[X]
	Allan Day	[X]
	Donald Miller	[X]
	Chuck Shupp	[X]
	Steve Graybill	[ ]

**MEETING MINUTES**

Mr. Day made a motion to approve the January 23, 2023 Meeting minutes as presented. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Roechling (LD 2022-01) – Casey Kerschner, Becker Engineering, commented on a proposed addition to an existing medical facility at Denver Road. Mr. Kerschner noted the Applicant was preparing revised preliminary plans for submission to Township.

Mr. Miller made a motion to recommend an extension to the Pennsylvania Municipalities Planning Code review period for Roechling (LD 2022-01). The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

2. 300 Stevens Road (LD 2022-02) – Casey Kerschner, Township Engineer, commented on a proposed two-lot subdivision at Stevens Road. Mr. Kerschner commented on requested waivers regarding driveway definition, street frontage, on-site plan features, off-site plan features, PNDI clearance, and wetlands presence/absence study.

Derick Weaver Consultant for the Applicant, commented on a proposed access and maintenance easement agreement submitted to the Township Solicitor for review.

Mr. Day made a motion to recommend approval of a waiver of Subdivision and Land Development Ordinance §194.27.A, as to driveway definition. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Miller made a motion to recommend approval of a waiver of Subdivision and Land Development Ordinance §194.34.D.(4), as to lot frontage to a road. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Day made a motion to recommend approval of waivers of Subdivision and Land Development Ordinance §194.13.B.(1), as to subject property topographic features, §194.13.B.(3), as to off-property physical features, §194.13.B.(4), as to PNDI clearance, and §194.23.B.(3)(a) and §194.40.B, as to wetlands presence/absence study. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Kerschner noted the Applicant is working with PennDOT to confirm the status of the highway occupancy permit.

Mr. Miller made a motion to recommend Preliminary/Final Plan approval for 300 Stevens Road (LD 2022-02), a two-lot subdivision at Stevens Road, subject to the Applicant satisfying outstanding comments noted in the Township Engineer review letter dated February 21, 2023, the Township Zoning Officer review letter dated January 9, 2023, and the Lancaster County Planning Department review letter dated December 27, 2022. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

3. Dutch Cousin (LD 2022-03) – Christopher Falencki, Engineer for the Applicant, provided an overview of proposed improvements at an existing campground at Hill Road. Chris Muvdi, Counsel for the Applicant, noted the Applicant is preparing application to the Zoning Hearing Board for required approvals.
4. Slatewood (LD 2021-01) – Mr. Kerschner noted the Applicant was preparing revised preliminary plans for submission to Township.

## **OTHER BUSINESS**

There was general discussion as to the Grande, Wabash, Mt. Zion, and PureCycle developments.

## **PUBLIC COMMENT**

There was no public comment at this evening's Meeting

## **ADJOURNMENT**

At 7:38 PM Mr. Miller made a motion to adjourn the meeting. The motion was seconded by Mr. Brubaker.

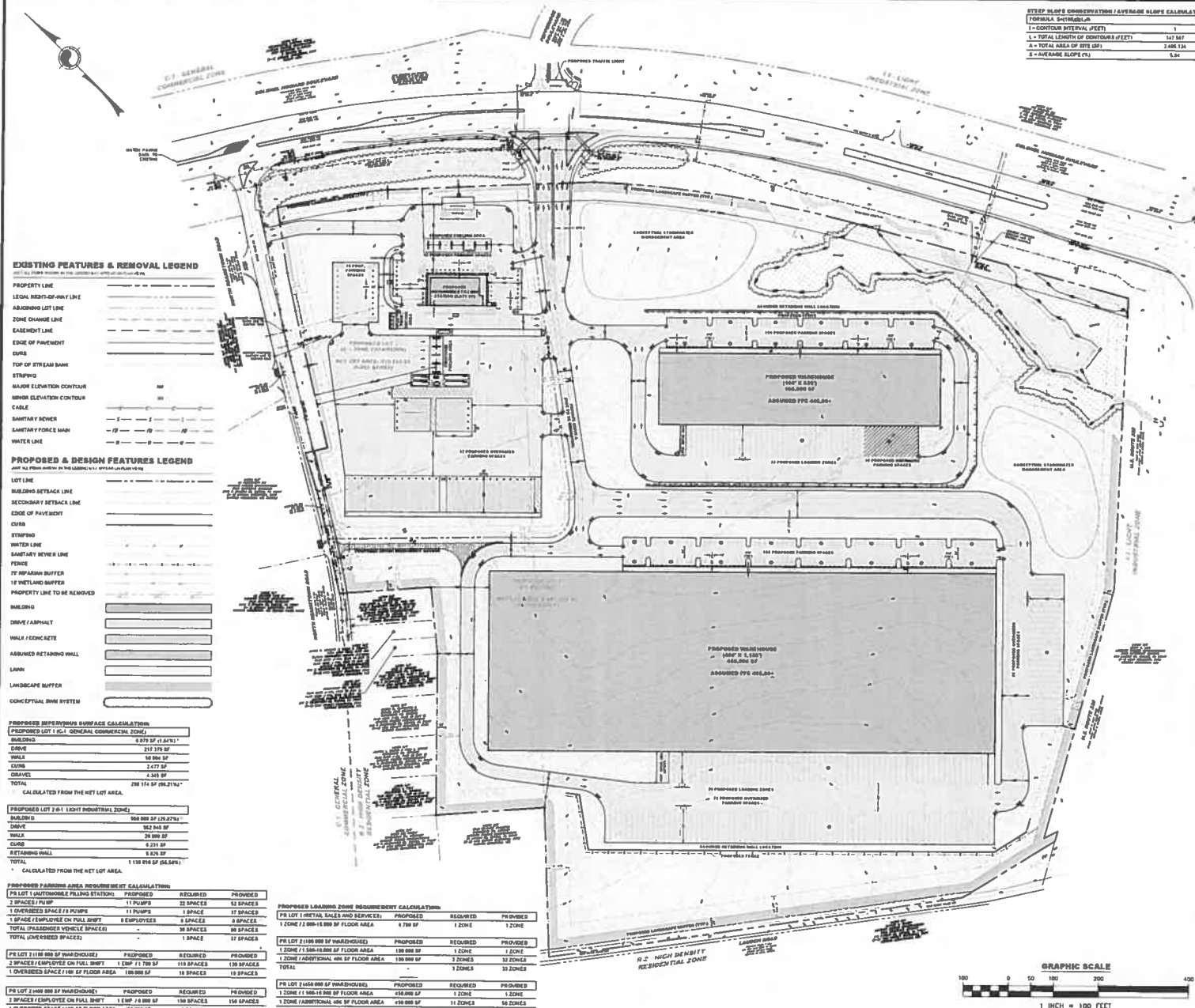
There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager



**STEP SLOPE OBSERVATION / AVERAGE SLOPE CALCULATION**

FORMULA	RESULT
1 = CONTOUR INTERVAL (FEET)	1
L = TOTAL LENGTH OF CONTOURS (FEET)	141.84'
A = TOTAL AREA OF SITE (SQ)	2,488.15A
S = AVERAGE SLOPE (%)	5.84



**LOCATION MAP**  
SCALE: 1" = 2,000'

**EXISTING FEATURES & REMOVAL LEGEND**

PROPERTY LINE	---
LEGAL RIGHT-OF-WAY LINE	---
ADJOINING LOT LINE	---
ZONE CHANGE LINE	---
EASEMENT LINE	---
EDGE OF PAVEMENT	---
CURB	---
TOP OF STREET BANK	---
STREET	---
MAJOR ELEVATION CONTOUR	---
MINOR ELEVATION CONTOUR	---
CABLE	---
SANITARY SEWER	---
SANITARY FORCE MAIN	---
WATER LINE	---

**PROPOSED & DESIGN FEATURES LEGEND**

LOT LINE	---
BUILDING SETBACK LINE	---
SECONDARY SETBACK LINE	---
EDGE OF PAVEMENT	---
CURB	---
STREET	---
WATER LINE	---
SANITARY SEWER LINE	---
FORCE MAIN	---
15' REPAIR BUFFER	---
15' WETLAND BUFFER	---
PROPERTY LINE TO BE REMOVED	---
BUILDING	---
DRIVE / ASPHALT	---
WALK / CONCRETE	---
ASSUMED RETAINING WALL	---
LAWN	---
LANDSCAPE PLANT	---
CONCEPTUAL IRRIGATION SYSTEM	---

**PROPOSED IMPROVEMENT WORKS CALCULATION**

ITEM	QUANTITY
BUILDING	6,870 SF (1.47%)
DRIVE	217,375 SF
WALK	12,800 SF
CURB	2,475 SF
GRAVEL	4,305 SF
TOTAL	239,125 SF (9.21%)

**PROPOSED LOT 2 & 1 LOT 1 (RETAIL/INDUSTRIAL ZONE)**

ITEM	QUANTITY
BUILDING	56,880 SF (1.24%)
DRIVE	982,445 SF
WALK	24,900 SF
CURB	5,225 SF
RETAINING WALL	5,825 SF
TOTAL	1,135,275 SF (45.54%)

**PROPOSED PARKING AREA REQUIREMENT CALCULATION**

ITEM	PROPOSED	REQUIRED	PROVIDED
PR LOT 1 (AUTOMOBILE PARKING STATION)	11 PUMPS	32 SPACES	52 SPACES
2 SPACES / PUMP	11 PUMPS	2 SPACES	22 SPACES
1 SPACE / EMPLOYEE ON FULL SHIFTS	1 EMPLOYEE	1 SPACES	1 SPACES
1 SPACE / EMPLOYEE ON FULL SHIFTS	1 EMPLOYEE	1 SPACES	1 SPACES
TOTAL (UNCOVERED SPACES)	1 SPACES	34 SPACES	74 SPACES

**PROPOSED LOADING DOCK REQUIREMENT CALCULATION**

ITEM	PROPOSED	REQUIRED	PROVIDED
PR LOT 1 (RETAIL SALES AND SERVICES)	1 ZONE	1 ZONE	1 ZONE
1 ZONE / 100-15,000 SF FLOOR AREA	1 ZONE	1 ZONE	1 ZONE
TOTAL	1 ZONE	1 ZONE	1 ZONE

**PROPOSED LOADING DOCK REQUIREMENT CALCULATION**

ITEM	PROPOSED	REQUIRED	PROVIDED
PR LOT 2 (1,000,000 SF WAREHOUSE)	1 ZONE	1 ZONE	1 ZONE
1 ZONE / 1,000,000 SF FLOOR AREA	1 ZONE	1 ZONE	1 ZONE
TOTAL	1 ZONE	1 ZONE	1 ZONE

**PROPOSED LOADING DOCK REQUIREMENT CALCULATION**

ITEM	PROPOSED	REQUIRED	PROVIDED
PR LOT 3 (1,000,000 SF WAREHOUSE)	1 ZONE	1 ZONE	1 ZONE
1 ZONE / 1,000,000 SF FLOOR AREA	1 ZONE	1 ZONE	1 ZONE
TOTAL	1 ZONE	1 ZONE	1 ZONE

**LOADING REQUIREMENTS FOR PROPOSED LOT 1 - AUTOMOBILE FILLING STATION**

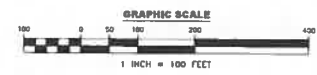
ITEM	REQUIRED	PROPOSED
MIN LOT AREA	20,000 SF	19,200 SF (9.82% AC)
MIN LOT WIDTH	120'	110'
MIN LOT DEPTH	170'	170' (98.21%)
MIN FRONT YARD	25'	25'
MIN SIDE YARD	25'	25'
MIN REAR YARD	15'	15'
MIN BUILDING HEIGHT	10'	10'
MIN RESIDENTIAL BUFFER	25'	25'
MIN LANDSCAPING BUFFER	15'	15'

1. WHEN BOTH PUBLIC SEWER AND WATER ARE AVAILABLE, MINIMUM LOT AREA AND BUILDING LOT COVERAGE CALCULATIONS ARE TAKEN FROM THE NET LOT AREA.
2. ALL BUILDING STRUCTURES (EXCEPT PERMITTED BROWNS) SHALL BE SET BACK AT LEAST 25 FEET FROM THE SIDE LOT LINE OF OFF-STREET PARKING LOTS. LOADING AREAS AND OUTDOOR STORAGE AREAS SHALL BE SET BACK AT LEAST 15 FEET FROM THE SIDE LOT LINE UNLESS A JOINT PARKING LOT AND LOADING AREAS ARE SHARED BY ADJOINING LOTS. IN SUCH INSTANCES, ONE OF THE SIDE YARD SETBACKS CAN BE WAIVED SOLELY FOR PARKING AND/OR LOADING FACILITIES.
3. ALL BUILDING STRUCTURES (EXCEPT PERMITTED BROWNS) SHALL BE SET BACK AT LEAST 25 FEET FROM THE SIDE LOT LINE OF OFF-STREET PARKING LOTS. LOADING AREAS AND OUTDOOR STORAGE AREAS SHALL BE SET BACK AT LEAST 15 FEET FROM THE SIDE LOT LINE UNLESS A JOINT PARKING LOT AND LOADING AREAS ARE SHARED BY ADJOINING LOTS. IN SUCH INSTANCES, ONE OF THE SIDE YARD SETBACKS CAN BE WAIVED SOLELY FOR PARKING AND/OR LOADING FACILITIES.
4. ALL BUILDING STRUCTURES (EXCEPT PERMITTED BROWNS) SHALL BE SET BACK AT LEAST 25 FEET FROM THE SIDE LOT LINE OF OFF-STREET PARKING LOTS. LOADING AREAS AND OUTDOOR STORAGE AREAS SHALL BE SET BACK AT LEAST 15 FEET FROM THE SIDE LOT LINE UNLESS A JOINT PARKING LOT AND LOADING AREAS ARE SHARED BY ADJOINING LOTS. IN SUCH INSTANCES, ONE OF THE SIDE YARD SETBACKS CAN BE WAIVED SOLELY FOR PARKING AND/OR LOADING FACILITIES.
5. BUILDINGS UP TO 10 FEET IN HEIGHT ARE PERMITTED WHEN SET BACK AT A DISTANCE AT LEAST EQUAL TO THEIR HEIGHT FROM ALL PROPERTY LINES. PRIOR TO GRANTING APPROVAL FOR ANY OCCUPIED STRUCTURE OVER 10 FEET IN HEIGHT, THE APPLICANT SHALL BE REQUIRED TO OBTAIN A LETTER FROM THE FIRE CHIEF OF THE "FIREARMS" CALL THE COMPANY DETERMINING THAT THE BUILDING HAS ADEQUATE FIRE SUPPRESSION EQUIPMENT AND THAT ADEQUATE FIRE-EXTINGUISHING AND RESCUE CAPABILITY EXIST TO SERVE SUCH A STRUCTURE.
6. ANY LOT ADJOINING LOTS WITHIN A RESIDENTIAL ZONE SHALL MAINTAIN A TWENTY-FOOT SETBACK FROM NON-RESIDENTIAL BUILDING STRUCTURES. OFF-STREET PARKING LOTS, LOADING AREAS AND OUTDOOR STORAGE AREAS, FROM THE RESIDENTIALLY ZONED PARCELS. SUCH AREAS SHALL BE USED FOR A LANDSCAPE STRIP AND SCREEN.
7. A MINIMUM TEN-FOOT-WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL PROPERTY LINES. SUCH LANDSCAPE STRIP CAN BE WAIVED FOR THAT PORTION OF THE SITE OCCUPIED BY A JOINT PARKING LOT AND/OR LOADING AREAS SHARED BY ADJOINING LOTS.

**LOADING REQUIREMENTS FOR PROPOSED LOT 2 - WAREHOUSE**

ITEM	REQUIRED	PROPOSED
MIN LOT AREA	1 AC	2,847,200 SF (64.8% AC)
MIN LOT WIDTH	250'	1,380.27'
MIN LOT DEPTH	750'	1,330.93 SF (63.8%)
MIN FRONT YARD	40'	40'
MIN SIDE YARD	40'	40'
MIN REAR YARD	30'	30'
MIN BUILDING HEIGHT	25'	25'
MIN RESIDENTIAL BUFFER	75'	75'
MIN LANDSCAPING BUFFER	20'	20'
MIN ACCESSORY RECREATION DETAILS	20'	20'

1. CALCULATIONS TAKEN FROM THE NET LOT AREA.
2. ALL BUILDING STRUCTURES (EXCEPT PERMITTED BROWNS, OFF-STREET LOADING AREAS, OUTDOOR STORAGE AREAS AND OFF-STREET PARKING LOTS) SHALL BE SET BACK AT LEAST 25 FEET FROM THE SIDE LOT LINE UNLESS A JOINT PARKING LOT AND LOADING AREAS ARE SHARED BY ADJOINING LOTS. IN SUCH INSTANCES, ONE OF THE SIDE YARD SETBACKS CAN BE WAIVED SOLELY FOR PARKING AND/OR LOADING FACILITIES.
3. ALL BUILDING STRUCTURES (EXCEPT PERMITTED BROWNS, OFF-STREET LOADING AREAS, OUTDOOR STORAGE AREAS AND OFF-STREET PARKING LOTS) SHALL BE SET BACK AT LEAST 25 FEET FROM THE SIDE LOT LINE UNLESS A JOINT PARKING LOT AND LOADING AREAS ARE SHARED BY ADJOINING LOTS. IN SUCH INSTANCES, ONE OF THE SIDE YARD SETBACKS CAN BE WAIVED SOLELY FOR PARKING AND/OR LOADING FACILITIES.
4. NEAR YARD SETBACK: ALL BUILDING STRUCTURES (EXCEPT PERMITTED BROWNS, OFF-STREET LOADING AREAS, OUTDOOR STORAGE AREAS AND OFF-STREET PARKING LOTS) SHALL BE SET BACK AT LEAST 25 FEET FROM ANY REAR PROPERTY LINE. ALL OUTDOOR STORAGE AREAS AND OFF-STREET PARKING LOTS SHALL BE SET BACK AT LEAST 25 FEET FROM ANY REAR PROPERTY LINE. ALL OF THESE SETBACK AREAS SHALL BE DEVOTED TO LANDSCAPING.
5. THE HEIGHT OF ANY PRINCIPAL OR ACCESSORY STRUCTURE SHALL NOT EXCEED 10 FEET EXCEPT THOSE AREAS SET BACK IN 10 FEET OF CHAPTER 230 CODE MAY EXCEED UP TO A MAXIMUM OF 15 FEET WHEN SET BACK UPON OR ON AN INTERNAL LOT LINE. THE HEIGHT OF ANY STRUCTURE EXCEEDING 10 FEET IN HEIGHT SHALL BE LOCATED CLOSER TO THE NEAREST PROPERTY LINE THAN ITS HEIGHT.
6. ANY USE ADJOINING LOTS WITHIN A RESIDENTIAL ZONE, OR ACROSS A ROAD FROM AND WITHIN A RESIDENTIAL ZONE, SHALL MAINTAIN A FIFTY-FOOT SETBACK FROM BUILDING STRUCTURES, OUTDOOR STORAGE AREAS, OFF-STREET LOADING AREAS AND OFF-STREET PARKING AREAS FROM THE RESIDENTIAL ZONE. ALL OF THESE SETBACK AREAS SHALL BE DEVOTED TO LANDSCAPING.
7. A MINIMUM TEN-FOOT-WIDE LANDSCAPE STRIP SHALL BE PROVIDED ALONG ALL PROPERTY LINES. SUCH LANDSCAPE STRIP CAN BE WAIVED FOR THAT PORTION OF THE SITE OCCUPIED BY A JOINT PARKING LOT AND/OR LOADING AREAS SHARED BY ADJOINING LOTS.
8. ACCESSORY RECREATION USES CAN BE DEVELOPED IN ANY SIDE OR REAR YARD TO WITHIN 25 FEET OF ANY PROPERTY LINE.



**SKETCH PLAN**

**SITE LAYOUT PLAN**

**WALTON VAPOR**  
275 SCALE OF PROPOSED DRIVE  
POSITION (LINE 100' FROM 100' LINE)



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E-mail: rettetw@rettetw.com • Web site: rettetw.com

**We answer to you.**

Engineers

Environmental  
Consultants

Surveyors

Landscape  
Architects

Safety  
Consultants

February 16, 2023

Mr. Tommy Ryan, Township Manager  
East Cocalico Township  
100 Hill Road  
Denver, PA 17517

RE: Benderson Development Company, LLC  
Colonel Howard Boulevard/US Route 222  
Subdivision/Land Development Sketch Plan  
**Review No. 1**  
RETTEW Project No. 031722000

Dear Mr. Ryan:

We have completed our review of the above referenced plan as prepared by Wilkinson Apex Engineering Group, LLC. Our review was of the following information:

1. Three Sketch Plan sheets dated January 6, 2023

This plan was reviewed as a sketch plan only. This review is not meant to be an exhaustive review for compliance with all the requirements to all of the Township's ordinances. The plan will be reviewed for compliance with many of the Township ordinances during subsequent reviews that will occur upon submittal of preliminary and final land development plans, and storm water management plans. Additional planning and design issues/comments may arise during those subsequent reviews.

We have the following comments for your consideration

#### **SUBDIVISION AND LAND DEVELOPMENT**

1. Stormwater management data and plans, designed in accordance with Chapter 185 of the East Cocalico Township Stormwater Management and Earth Disturbance Ordinance, need to be provided.
  2. Stormwater runoff from a development site to an adjacent property shall flow directly into a natural watercourse, into an existing storm sewer system, or onto adjacent properties in a manner similar to the runoff characteristics of the predevelopment flow (§185.-22.E).
  3. Proposed landscaping and lighting need to be indicated on the plans (§194-13.C.3).
  4. Provide a statement on the plan to indicate types of sanitary sewage disposal and water supply including the name of the authority (if applicable) (§194-13.C.4). The applicant needs to coordinate directly with the Authority.
  5. A traffic impact report is required at Preliminary Plan submittal (§194-14.E.4).
  6. The applicant will need to satisfy the park and recreation dedication requirements (§194-14.E.5, 194-46.B.2).
  7. A wetland study is required at Preliminary Plan submittal (§194-14.E.7).
  8. The Township needs to determine if a fiscal impact analysis is required (§194-14.E.11).
-

9. Improvements to existing streets are required when a subdivision and/or land development abuts a Township street and/or state route and does not conform to the right-of-way or improvement standards (§194-25.C.1). The minimum street rights-of-way shall be 60' and the minimum cartway width shall be 36'.
10. Sidewalks shall be provided along all street frontages (§194-32).
11. Curbs and/or shoulders shall be provided along all streets (§194-33).
12. The proposed access drive intersection with North Reamstown Road needs to be across from the existing access on the opposite side of the street (§194-28.D.5).
13. The applicant needs to clarify the utility and screening easements noted to be removed.
14. The applicant indicates proposed buildings and paving over the existing unnamed tributary and existing wetlands. Evidence of approval from PADEP will need to be provided.
15. Signed and sealed design calculations and details for the retaining walls will need to be provided and be included in the cost estimate for financial security.
16. PennDOT utility permits are required for sanitary sewer and water connections in Colonel Howard Boulevard (S.R 1040). In addition, the location of the existing gas line needs to be verified per General Note #12 on sheet 1.
17. PennDOT Traffic Impact Study (TIS), Highway Occupancy Permit (HOP), and Traffic Signal permitting approvals are required. Continued review of all reports and documents will define the traffic impacts and necessary improvements of the project. The following comments are based on the review of the sketch plan:
  - a) The applicant needs to review the entering and exiting lane assignments of the access drive at Colonel Howard Boulevard. The TIS needs to determine the number and classification of each lane.
  - b) The cartway width of the access drives for two lanes of traffic is 24' (§197-28.H). In addition, the access drives for the proposed automobile filling station/proposed fueling area/proposed 100,000 SF warehouse, along Private Drive A, need to align. Lastly, the grass strip radius between the proposed automobile filling station and the proposed fueling area needs to align with the north cartway edge of Private Drive A.
  - c) Turning templates need to be provided for the largest vehicle anticipated to access the site to demonstrate adequate access and circulation for the proposed uses.
  - d) Provide pedestrian walkways from the signal at Colonel Howard Boulevard into the site and to the proposed automobile filling station. In addition, the applicant needs to provide internal walkways from the proposed warehouses to the proposed automobile filling station, from the 18-space parking lot to the proposed automobile filling station, and from the proposed fueling area to the proposed automobile filling station.
  - e) We recommend that the northern access drive at the proposed 450,000 SF warehouse be eliminated to keep truck traffic away from the existing properties along the boundary. In addition, truck traffic needs to be separated from the vehicular parking lots.
  - f) The applicant needs to clarify the four lanes for truck traffic between the proposed warehouses.
  - g) We recommend that a parking restriction be established along all property frontages.
  - h) Investigate the potential of a Park-N-Ride lot on the site.
18. A transportation impact fee is required (§203-5). The impact fee needs to be calculated based on the ITE PM peak hour trips for each proposed land use. No deductions for pass-by and/or diverted link trips will be permitted.

Additional comments may be generated following subsequent plan reviews and pending outside agency reviews.

Should you have any questions, or require additional information, please feel free to contact me at any time.

Sincerely,

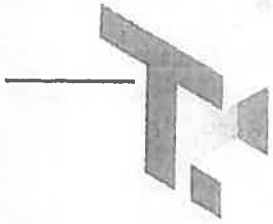


Melissa A. Kelly, RLA  
Project Manager

copy: Lisa Kashner, Township Secretary  
Matthew J. Creme, Jr., Esq., Township Solicitor  
Michael L. Reinert, P.E., Technicon Enterprises, Inc. II ([mreinert@technicon2.com](mailto:mreinert@technicon2.com))  
Ted Nelson, Technicon Enterprises, Inc. II ([tnelson@technicon2.com](mailto:tnelson@technicon2.com))  
John Schick, RETTEW Associates, Inc. ([jschick@rettew.com](mailto:jschick@rettew.com))  
Claudia Shank, Esquire, McNeese Wallace & Nurick, LLC ([CShank@mcneese-law.com](mailto:CShank@mcneese-law.com))  
Matt Oates, Benderson Development Company, LLC ([mattoates@benderson.com](mailto:mattoates@benderson.com))  
James Boglioli, Benderson Development Company, LLC ([jmb@benderson.com](mailto:jmb@benderson.com))  
Eric Mountz – Traffic Planning & Design ([emountz@trafficpd.com](mailto:emountz@trafficpd.com))

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# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
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Morgantown, PA 19543

Tel. (610) 286-1622

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February 16, 2023

East Cocalico Township Planning Commission  
100 Hill Road  
Denver, Pennsylvania 17517

Benderson Development Company, LLC  
Subdivision & Land Development Plan  
Colonel Howard Boulevard/Route 222  
Sketch Plan - Zoning Review  
Prepared by: Wilkinson Apex Engineering Group, LLC  
Prepared for: Benderson Development Company, LLC  
Plan No. 2022-273  
Plan Date: January 6, 2023  
TEI File: 4035-125-BG13

Dear Commission Members:

At the Township's request, we have conducted a zoning review of this sketch plan for subdivision and land development on the above referenced project. The subject tracts consist of three existing parcels, which are in different zoning districts. Parcel A has frontage on Lausch Road, Route 222 and Colonel Howard Boulevard and is currently zoned C-2 Planning Commercial Zone. Parcel B has frontage on North Reamstown Road and is currently zoned R-2 High Density Residential Zone. Parcel C also has frontage on North Reamstown Road and Colonel Howard Boulevard and is currently zoned C-1 General Commercial Zone. All of the parcels are current undeveloped. The proposal consists of the consolidation and resubdivision of the three parcels into two new lots. Proposed lot #1 consists of Parcel C and portions of Parcel A & B with the new lot being rezoned in its entirety into the C-1 General Commercial Zone. A proposed automobile fueling/filling station is shown on lot #1 with associated access drives and parking. Proposed lot #2 would consist of the remaining areas of Parcel A and B with the new lot being rezoned in its entirety into the I-1 Light Industrial Zone. There are two proposed warehouse structures shown on lot #2 consisting of 100,000 & 450,000 square feet in size. Access drives, loading/unloading spaces and associated parking is proposed to serve the new warehouse structures with the main access off of Colonel Howard Boulevard. The project will be served by public sanitary sewer disposal and water supply.

We reserve the right to additional comments pending receipt of a formal preliminary land development plan submission, however we have conducted a review of the application and sketch plan for major zoning compliance with the Township Zoning Ordinance and offer the following comments:



## COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. It should be noted that the applicant is proposing to consolidate and resubdivide the three parcels noted previously. In addition, the applicant is proposing to rezone the subject properties to meet their intent for the proposed uses on the newly created lots. The rezoning request must be approved by the Township and Zoning Hearing Board as part of the overall project.
2. The majority of proposed lot #1 is currently located within the C-1 zoning district with a small portion currently located in the R-2 zoning district. Assuming the rezoning request is approved to include all of proposed lot #1 in the C-1 zoning district, the proposed automobile fueling/filling station would be permitted by special exception via approval from the Zoning Hearing Board and provided it meets the requirements of §220-68. It should be noted that an automobile filling station is not listed as a permitted use in the current underlying R-2 zoning district. §220-21.C(2) & 68
3. The maximum height of the proposed structure on lot #1 is noted in the zoning information as being 50 feet. If the proposed structure exceeds 35 feet, the applicant shall be required to obtain a letter from the Fire Chief of the "primary call" fire company determining that the building has adequate fire suppression equipment and/or that adequate fire-fighting and rescue capabilities exist to serve such a structure. §220-21.G
4. Off-street loading shall be provided and no off-street loading area shall be permitted on any side of a building facing an adjoining street. It appears that the proposed off-street loading area is shown between the proposed filling station and Colonel Howard Boulevard. The applicant shall address this issue accordingly or request zoning relief from the section. §220-21.H
5. A minimum ten foot wide landscape strip shall be provided along all property lines. The landscape strip is indicated however no proposed landscape planting scheme is shown. The applicant will need to address this requirement as part of the land development process. §220-21.M & 44
6. There are proposed dumpsters shown on the plans, which appears to meet the setback requirement of the ordinance. All dumpsters shall be completely enclosed within a fenced or masonry enclosure and equipped with a self-latching door or gate. A detail for the enclosure for the dumpster should be included on the plans to address this requirement. §220-21.N
7. The majority of proposed lot #2 is currently located within the C-2 zoning district with a small portion currently located in the R-2 zoning district. Assuming the rezoning request is approved to include all of proposed lot #2 in the I-1 zoning district, the proposed warehouses would be permitted by right provided it meets the requirements of §220-126. It should be noted that the warehouse use is not listed as a permitted use in the current underlying R-2 or C-2 zoning districts. §220-23.B(27)
8. Any use adjoining land within a residential zone or across a road from land within a residential zone shall maintain a 50 foot setback and this area must be landscaped. The applicant is



showing the 50 foot required setback, however no proposed landscape planting scheme is shown. §220-23.H(4) & 44

9. The maximum height of the proposed structure on lot #2 is noted in the zoning information as being 75 feet. The maximum height of any proposed principal or accessory structure shall not exceed 50 feet except those uses listed in the ordinance under §220-34. A warehouse use is not listed in this section, therefore the maximum height of the structure shall be 50 feet. The applicant shall address this issue accordingly or request zoning relief from the section. §220-23.I
10. Off-street loading shall be provided and no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone nor on any side an adjoining street. It appears that the proposed off-street loading area is shown between the larger proposed warehouse and Lausch Road/Route 222 as well as the R-2 zoning district to the south, which does not comply with these sections. The applicant shall address this issue accordingly or request zoning relief from the section. §220-23.J & 43.C & 126.B(2)
11. A visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone. A minimum twenty foot wide landscape strip shall be provided along all property lines. The landscape strip is indicated however no proposed landscape planting scheme is shown. The applicant will need to address this requirement as part of the land development process. §220-23.N & O & 44
12. There are proposed dumpsters/refuse areas shown on the plans, which appears to meet the setback requirement of the ordinance. All dumpsters shall be completely enclosed within a fenced or masonry enclosure and equipped with a self-latching door or gate. A detail for the enclosure for the dumpster should be included on the plans to address this requirement. §220-23.P
13. The Township Historic and Riparian Buffer Overlay Zones Map indicates that there is an existing historic site located on the warehouse property (proposed lot #2). It appears that the existing farmhouse has been previously demolished at an unknown time and all that remains is a concrete pad, which is proposed to be removed as part of the overall project. Given the current state of the property, it would appear that no demolition permit is required. §220-28
14. The use of retaining walls higher than 10 feet are permitted in any yard up to a maximum height of 30 feet provided the information noted in the ordinance is provided. We are unable to determine the heights of the proposed retaining walls at this time given the information shown on the plans. The applicant shall provide all information related to this section to the Township for review. A note shall be added to the plans indicating that a building permit is required for all retaining walls higher than 4 feet in height and the wall plans must be signed and sealed by a registered professional engineer. §220-31.A(2)
15. A PADOT Highway Occupancy Permit is required for the proposed access driveway onto Colonel Howard Boulevard and meet all requirements of the SALDO. Turning templates should be provided for the largest vehicle anticipated to access the property to demonstrate adequate access and circulation for the proposed uses. §220-39 & 41



16. It appears that the applicant is providing the minimum number of required parking spaces, oversized spaces and loading/unloading spaces as required by the ordinance for the proposed uses. §220-42 & 43
17. There is a note on the cover sheet indicating that a qualified expert will testify that the proposed uses will comply with the requirements of the noise ordinance except as specified. We would recommend that this issue is addressed as part of the overall rezoning approval from the Zoning Hearing Board. §220-48.A & 126.B(3)
18. The applicant shall indicate whether there will be any proposed lighting with the project. If lighting is proposed, an illumination plan shall be provided for review and comment. Additional lighting details must be included and demonstrate compliance with the shielding and height requirements. In addition, the applicant shall submit qualified expert evidence that the proposed use complies with this section. We would recommend a plan note on the record cover sheet is provided indicating that building permits are required for all proposed lighting and shall comply with the requirements of this section of the zoning ordinance. §220-48.B & 126.B(5)
19. The plan will be reviewed by the Township Building Code Official for accessibility to the proposed structures and comments provided as part of the land development review. §220-48.F
20. A note should be provided on the plans addressing the requirements for materials and waste handling. Additional information should be provided to the Township related to the proposed uses in conformance with this requirement. §220-55
21. In the C-1 Zone, the subject property for an automobile filling station shall be setback at least 300 feet from any lot containing a school, day care, playground, library, hospital or nursing, rest or retirement home. It appears that proposed lot #1 will be located within 300 feet of an existing senior living home and would require a variance from this requirement. §220-68.C
22. In the I-1 zoning district, warehousing is permitted by right subject to the criteria listed in this section. The applicant shall provide a detailed description of each proposed use in accordance with this section and prepare a traffic impact report. §220-126.A
23. The subject property shall be located no closer than 500 feet from any R-2 zoning district and/or property containing a school, day care, park, playground, library, hospital, nursing, rest of retirement home or medical residential campus unless all of the requirement noted in this section are addressed. The proposed lot #2 is located within 500 feet of the R-2 zoning district boundary and as noted previously, the proposal does not meet the loading area location requirements of the ordinance. In addition to our previous comments, the noise attenuation barrier requirement must also be met for the proposal given its proximity to the R-2 zoning district. The surfacing for the proposed use must be designed and constructed to the local street standards of the SALDO. §220-126.B



**GENERAL COMMENTS:**

1. The plan indicates that there are existing wetlands and an unnamed tributary on the property proposed to be removed. PADEP permitting may be required to accomplish this removal of wetlands and the tributary from the property.
2. The applicant must comply with all other applicable requirements as part of the Township's SALDO and traffic review as well as comply with all other outside agency requirements as necessary.

Any questions pertaining to this review letter should be directed to the undersigned at (610) 286-1622 ext. 101 or via email at [mreinert@technicon2.com](mailto:mreinert@technicon2.com).

Respectfully submitted,

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East Cocalico Township Zoning Reviewer/Officer

For: Ted Nelson  
Technicon Enterprises, Inc. II  
East Cocalico Township Zoning Officer

cc: Tommy Ryan, Township Manager  
Lisa Kashner, Township Secretary  
Matthew J. Creme, Jr., Esq., Township Solicitor  
Brent Lied, P.E., Becker Engineering, Township Engineer  
Melissa Kelly, RLA, Rettew Associates  
John Schick, P.E., Rettew Associates  
Wilkinson Apex Engineering Group, LLC  
Benderson Development Company, LLC  
Kraftdev Associates, LLC  
Claudia Shank, Esquire, McNees Wallace & Nurick, LLC  
TEI File: Municipal/East Cocalico/4035-125-BG13-ltr01 Benderson Development Company  
Subdivision Land Development zoning.doc