

AGENDA  
Planning Commission  
April 24, 2023, 7PM  
East Cocalico Township Building  
100 Hill Road, Denver, PA 17517

1. March 27, 2023 Meeting minutes
2. EDM Properties (LD 2023-02)
  - Review of a preliminary/final plan of lot line change for two properties at North Reading Road.
3. adjournment

current applications & review deadlines

- Village at East Cocalico (LD 2021-02) – May 14, 2023 (August 12, 2023 pending approval)
- EHM Properties LLC (LD 2023-02) – June 13, 2023
- 141 North Reamstown (LD 2023-03) – July 11, 2023
- Slatewood (LD 2021-01) – September 29, 2023
- Mt. Zion Baptist Church (LD 2018-01) – review period waived
- Roechling (LD 2022-01) – review period waived
- Dutch Cousin Campground (LD 2022-03) – 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  
MONDAY, MARCH 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]
	Allen Maxwell	[X]
	Donald Miller	[X]
	Chuck Shupp	[X]
	Steve Graybill	[X]

**MEETING MINUTES**

Mr. Miller made a motion to approve the February 27, 2023 Meeting minutes as presented. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Benderson Development Company (SK 2023-A) – Claudia Shank, Counsel for the Applicant, provided an overview of proposed warehouse and fueling station uses at Colonel Howard Boulevard and North Reamstown Road. Ms. Shank commented on the rezoning required to accommodate the proposed uses.

Ms. Shank commented on past development proposals at the property, current market for certain commercial uses, and the Township Traffic Impact Fee levied on new development.

Ms. Shank noted the Applicant was agreeable to incorporating a park-and-ride amenity at the property. Ms. Shank noted the Applicant was agreeable to reserving a portion of the property for commercial development.

Eric Mountz, Engineer for the Applicant, provided an overview of the traffic engineering study, site development, site access, signalization upgrades, and queuing lane improvements.

James Boglioli, Applicant, commented on development and market trends. Mr. Boglioli noted he was agreeable to removing the smaller of the two warehouses proposed, and reserving this general area for commercial development.

Mr. Day commented on leases. Mr. Boglioli commented on property management.

Chair Wenger commented on site access.

Mr. Maxwell commented on potential tenants.

Mr. Graybill commented on estimated commercial space yield.

There was general discussion as to truck parking, and a potential park-and-ride amenity.

The Applicant will present the sketch plan at an upcoming Board of Supervisors meeting.

## **OTHER BUSINESS**

Mr. Ryan provided an overview of pending and active subdivision and land development applications.

There was general discussion as to the sketch plan presented by Benderson Development Company, including site layout, public safety matters, and net financial impact to the Township.

## **PUBLIC COMMENT**

There was no public comment at this evening's meeting.

## **ADJOURNMENT**

At 8:21 PM Mr. Graybill made a motion to adjourn the meeting. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

Sample	1	2
Time	10:00	10:15
Temp	25.00	25.00
Pressure	1.00	1.00
Flow	2.50	2.50
Conc	1.00	1.00
Time	10:00	10:15
Temp	25.00	25.00
Pressure	1.00	1.00
Flow	2.50	2.50
Conc	1.00	1.00



March 29, 2023

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

RE: EHM Properties, LLC Lot Annexation Plan  
Plan Review No. 1  
Project No. 23-120-09

Dear Tommy:

Becker Engineering, LLC (Becker) has reviewed the information submitted for the EHM Properties, LLC Lot Annexation Plan, as prepared by Diehm & Sons. The submission was reviewed for conformance with the applicable East Cocalico Township Ordinances. The following information was submitted for review:

- Letter of Transmittal to East Cocalico Township, prepared by Diehm & Sons, dated March 9, 2023
- Lot Annexation Plan for EHM Properties, LLC, Sheet 1 of 1, prepared by Diehm & Sons, dated March 8, 2023
- East Cocalico Township Application for Consideration of a Subdivision and/or Land Development Plan (Appendix No. 6), signed March 9, 2023

We offer the following comments and recommendations for the Township's consideration. This review is intended to supplement other reviews or comments by the Township Staff, Township Zoning Officer and any other agencies involved.

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

The plan was reviewed as an Annexation Plan in accordance with Sections 194-11.D., 194-13 and applicable portions of 194-15.

1. The following items should be addressed on the Plans:
  - a. The adjoiner ownership and deed reference information for the property northwest of Lot No. 2 shall be updated to reference current information associated with the deed recorded as Document ID. 6718094.
  - b. The Township Route No. for Wabash Road shall be corrected to T-669 on the plan and General Note 4.
  - c. The Township Route No. for Cocalico Creek Road shall be corrected to T-747.

- d. Since the plan does not depict or confirm the nonexistence of topographic features with slopes of 15% to 25% , a waiver/modification request with associated justification shall be submitted. [Section 194-13.B.(1)]
- e. Since the plan does not depict all key physical features within 200' of the subject property, a waiver/modification request with associated justification shall be submitted. At a minimum, in conjunction with any waiver/modification request, the plan shall document any recorded easements on, or immediately adjacent to, the subject properties. [Section 194-13.B.(3)]
- f. A Pennsylvania Natural Diversity Inventory (PNDI) habitat clearance shall be submitted, unless a waiver/modification is requested and approved. [Section 194-13.B.(4)]
- g. Since the plan does not confirm the presence or absence of wetland areas related to subject properties, a waiver/modification request with supporting justification shall be submitted for consideration by the Township. If a waiver/modification is requested and approved, Becker recommends that it be conditioned upon notation being added indicating prior to authorizing any proposed earth disturbance or construction on the subject properties the Township may require a wetland delineation to be performed in accordance with applicable standards and requirements of the LCCD, DEP and/or the Army Corps. [Sections 194-13.B.(3)(a) and 194-40.B.]
- h. The Zoning Data information on the plan shall include reference to the Floodplain Zone, since portions of the subject properties are located within this zone. [Sections 194-13.A.(10), 194-39, 220-26 and 220-29]
- i. The "Ex. Net Area" and "Proposed Net Area" for Lot No. 2 shall be confirmed to reflect impacts of roadway Slope Easement recorded as Document ID. 5990556, or clarify what right-of-way is subtracted to establish the "Net Area".
- j. The plan shall depict and reference all easements the impact the subject properties and immediately adjacent areas, including but not limited to the ECTA sanitary sewer easement recorded as Deed Book 6478, Page 446, the Ephrata Borough Authority sanitary sewer easement recorded as Document ID 5216043 and the Lancaster County slope easement recorded as Document ID 5990556. [Sections 194-13.B.(3)(a), 194-13.C.(5), 194-15.D.(3) and 194-36]
- k. The plan shall identify the source of the PennDOT right-of-way information shown. [Section B.(3)(a)]
- l. The plan shall contain the standard PennDOT notation as noted in Sections 194-15.F.(9)(a) and 194-15.F.(9)(b).
- m. The plan shall include reference to prior recorded plan J-201-144 associated with the adjoining property south of Lot No. 2. [Section 194-13.B.(2)]
- n. The current stray text referencing the 10" Ductile Iron Water Main shall be removed from the plan, if the utility features are not going to be depicted, and a waiver/modification is approved related to depicting all existing features within 200' of the subject property. [Section 194-13.B.(3)(a)]
- o. The stray parallel dashed lines on the Location Map shall be removed.
- p. The plan shall include notation referencing that the site is underlain by carbonate geology. [Sections 194-13.B.(3)(a), 194-48 and 194 Attachment 3]

- q. The Township shall confirm satisfaction with the proposed resulting lot configurations. [Section 194-34]
  - r. Based on prior guidance from the Township, the Planning Commission Review Statement on the Cover Sheet can be updated to limited the number of required signature lines to one for the Chairman or Designee, to simplify signing in the future.
  - s. Since the plan involves properties along an Arterial Road (North Reading Road – SR 0272), the plan shall contain notation similar to General Plan Note 13 as recorded on Plan No. 2019-0431-J, with reference made to Lot No. 1 and Lot No. 2 as identified on the current plan. [Section 194-25.E.(3)]
2. Based on the minor nature of the plan (Annexation Plan) and the specifics related to the subject properties and existing adjacent roadway infrastructure, it does not appear that any road frontage improvements are warranted or applicable at this time, and will instead be addressed in conjunction with future Land Development Plans for the subject properties. The Township shall confirm their position with respect to these items. [Sections 194-25.C.(1) and 194-25.J.(1)]
  3. The plan identifies the proposed offer of dedication of right-of-way along the eastern side of Wabash Road (T-669), based on initial coordination with the Township Manager, it is Becker's understanding that the Township will not elect to formalize the acceptance of the right-of-way at this time, but the plan shall continue to reflect the offer. The Township Solicitor shall confirm how the limits of any proposed offer of right-of-way dedication to the Township is to be coordinated with the prior Slope Easement granted to The County of Lancaster. If the Township were to elect to accept any right of way dedication at this time, the necessary legal description and exhibit shall be prepared by the applicant's consultant and submitted to the Township and Becker for review, and the property owner shall sign any associated Deed of Dedication to be prepared by the Township Solicitor. [Sections 194-10.L.(4), 194-13.C.(3)(a), 194-15.D.(2), 194-15.F.(5) and 194-15.F.(6)]
  4. If waiver/modifications or deferrals are approved by the Board of Supervisors, the plan shall document their approval, including the date of action by the Board of Supervisors, and any related conditions. [Sections 194-12., 194-13.A.(11) and 194-13.C.(10)]
  5. The applicant's consultant shall provide draft legal descriptions for annexation Parcel A, annexation Parcel B, resultant Lot No. 1 and resultant Lot No. 2 to the Township and Becker for review. [Section 194-34.E.(3)]
  6. All statements of accuracy and plan certifications must be signed prior to plan approval. [Sections 194-11.D.(2)(c), 194-15.F. and 194-34.E.(3)]

#### **GENERAL COMMENTS**

1. The applicant and applicant's consultant shall address all comments of the Zoning Officer. [Sections 194-13.A.(10), 194-13.C.(4), 194-13.C.(6), 194-24.A.(3) and Chapter 220, 220-21]
2. The Township should consider any future comments received from the Lancaster County Planning Department (LCPD). [Sections 194-9.F.(1) and 194-15.F.(2)]

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East Cocalico Township  
March 29, 2023  
Project No. 23-120-09

Please call me if you have any questions regarding our comments or recommendations.

Sincerely,



Brent E. Lied, P.E.  
Senior Project Manager

Cc: Lorenzo S. Bonura  
Romao R. Carrasco  
Jeffery W. Mitchell  
East Cocalico Township Planning Commission  
Paul Wenger  
Steve Brubaker  
Allan Day  
Steve Graybill  
Donald Miller  
Chuck Shupp  
\*Matt Creme, Township Solicitor  
\*Ted Nelson, Technicon, Township Zoning Officer  
Harvey Achey, Fire Marshall  
\*Scott Carl, ECTA Administrator  
\*Ken Spitler, ECTA Superintendent  
\*Porter Stevens, AICP, LCPD  
\*Diehm & Sons, Attn: Tom Matteson  
\*EHM Properties, LLC, Attn: Delvin Martin  
\*Cardinal Ridge Properties, Attn: Jeff Hoover

Note: \* Denotes copied directly by Becker