

AGENDA

Planning Commission

May 17, 2023, 7PM

East Cocalico Township Building
100 Hill Road, Denver, PA 17517

1. April 24, 2023 Meeting minutes
2. Community Development Block Grant Program
 - Review of a proposed grant application for funding to design and construct a park at the Wabash Landing development.
3. adjournment

current applications & review deadlines

- EHM Properties LLC (LD 2023-02) – *June 13, 2023*
- 141 North Reamstown (LD 2023-03) – *July 11, 2023*
- Village at East Cocalico (LD 2021-02) – *August 12, 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, APRIL 24, 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	[]
	Donald Miller	[X]
	Chuck Shupp	[X]
	Steve Graybill	[X]

MEETING MINUTES

Mr. Graybill made a motion to approve the March 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. EHM Properties LLC (LD 2023-02) – Tom Matteson, Consultant for the Applicant, provided an overview of a proposed lot line change at two properties at North Reading Road. Mr. Matteson noted existing and proposed lot lines, and he commented on waivers and modifications sought.

Mr. Day made a motion to recommend the Board of Supervisors grant preliminary/final plan approval for EHM Properties LLC (LD 2023-02), a lot line change for two properties at North Reading Road, conditioned on Applicant compliance with the items noted in the Becker Engineering review letter dated March 29, 2023. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Graybill made a motion to recommend the Board of Supervisors approve the waivers and modifications sought, as noted in the Becker Engineering review letter dated March 29, 2023. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

OTHER BUSINESS

Mr. Brubaker commented on a potential swap of ownership at Garden Spot Road, State-owned at present, and Stevens Road, Township-owned at present. There was general discussion as to roadway ownership and maintenance responsibilities.

PUBLIC COMMENT

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

ADJOURNMENT

At 7:21 PM Mr. Miller made a motion to adjourn the meeting. The motion was seconded by Mr. Day.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager

proposal for

2023 Community Development Block Grant (CDBG): Playground Development for Wabash Landing

CDBG Details

To Qualify for Grant:

- All projects must benefit residents in an area that is at least 46.74% low- and moderate-income; [This is met based on Census mapping – see Figure 1]
- The project area must be primarily residential [This area is mostly residential]

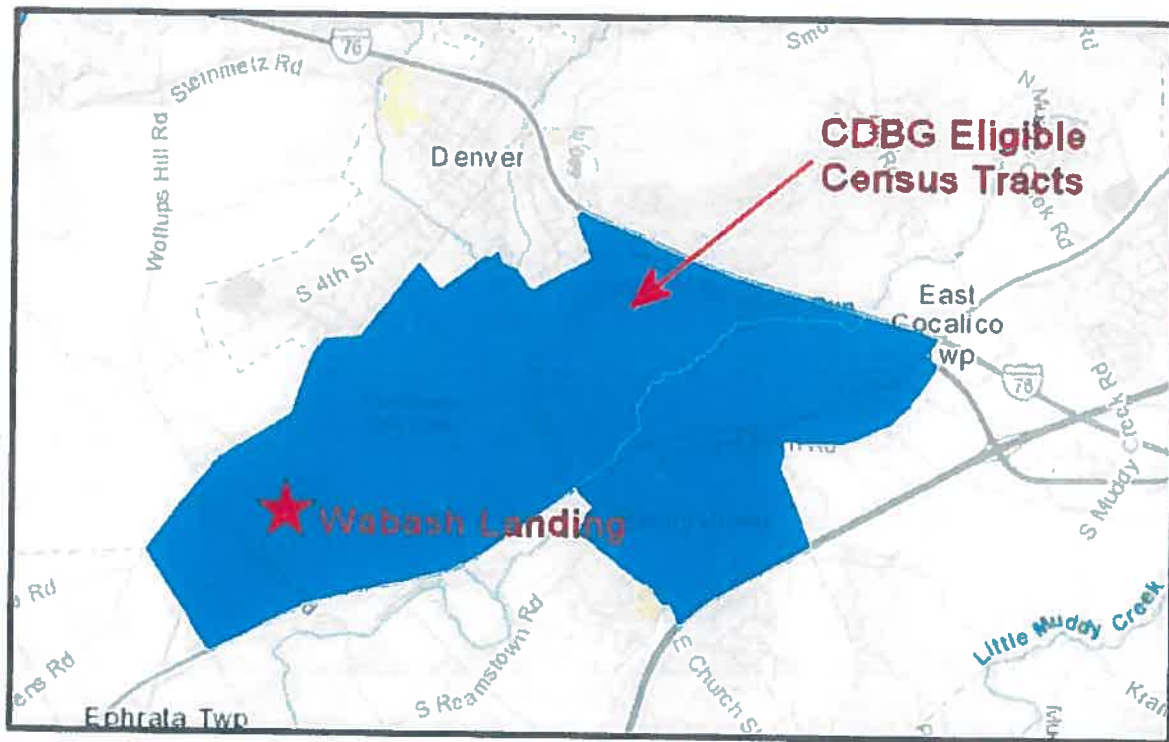


Figure 1. Census Tracts in East Cocalico Township eligible for CDBG based on average income.

Available funding through CDBG

The CDBG can provide up to \$200,000. for the project. There is a 25% match requirement that the Township will need to meet. The match will include the design costs of the park.

Original Proposed Features in Recreation Area

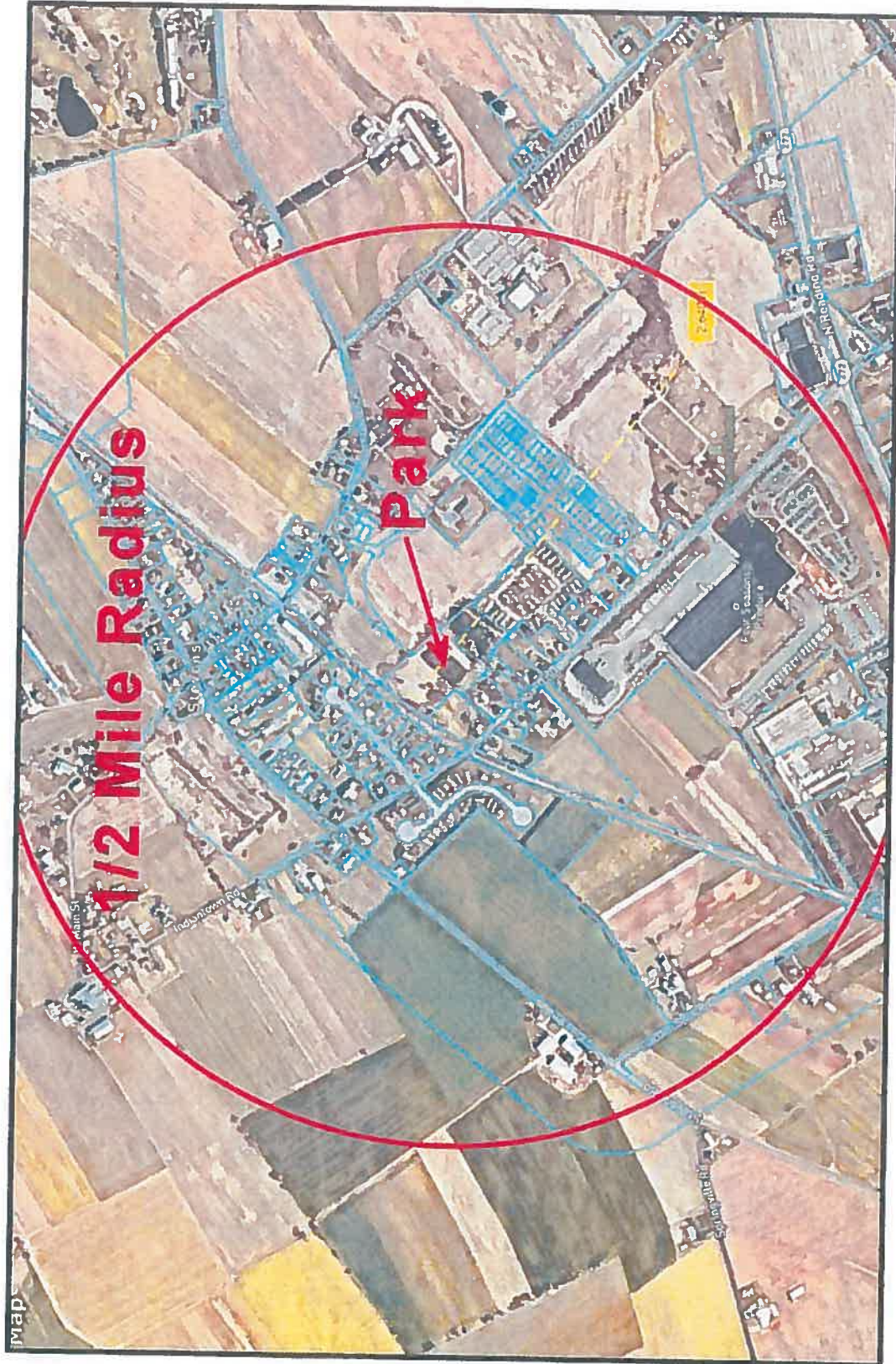
The original sketch of the recreation area in Wabash Landing Subdivision Plan included a soccer field, a tennis court, and a basketball court. There was additional land in this parcel shown as undeveloped. None of these plan features have been started, so there is no requirement for those featured to be included in the final plan. The area was cleared and is planted in grass.

Land Dedication to Township

The recreation area land in Wabash Landing has not been dedicated to the Township. According to the Developer's agreement, the land was supposed to be dedicated to the Township "...prior to the pulling of the 23rd building permit in Phase 1 of the development. The 23rd permit was issued on February 6, 2020. Therefore, the land can now be dedicated to the Township.



Proposed Park Area, Aerial Photo from August 2022



One half mile radius around proposed park.