

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS  
TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
THURSDAY, MAY 4, 2023, 7:00 PM**

**CALL TO ORDER** by Chair Bonura at 7:03 PM

**ATTENDANCE**

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Romao Carrasco	[X]

**ANNOUNCEMENTS**

- Chair Bonura announced an Executive Session was held prior to this evening's meeting to discuss personnel matters, in specific collective bargaining negotiations and staffing, and a matter of litigation, Kinback v. East Cocalico Township.

**MEETING MINUTES**

Mr. Carrasco made a motion to approve the April 20, 2023 Meeting minutes as presented. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

**PRESENTATIONS**

Benderson Development Company, LLC (SK 2023-A) – Claudia Shank, Counsel for the Applicant, provided an overview of a proposed rezone and development at properties at Colonel Howard Boulevard, Reamstown Road, and Lausch Road. Ms. Shank noted the Applicant seeks to rezone the properties to permit a warehouse and fuel station use, and to retain a portion of the property for commercial use. Ms. Shank noted the potential inclusion of a park-and-ride facility.

Mr. Carrasco commented on trip generations for current and previously proposed uses at the properties. Craig Mellot, Traffic Engineer for the Applicant, commented on traffic counts and trip generation calculation.

James Boglioli, Applicant, commented on development and market trends, and on potential warehouse and commercial tenants.

There was general discussion regarding site access and signalization.

Matt Creme, Township Solicitor, commented on the next step to be taken by the Applicant, in specific the submission of a petition to rezone the properties.

Community Development Block Grant – Wabash Landing Park – Ken McCrae, MS4 Coordinator, provided an overview of a proposed application to the Lancaster County Redevelopment Authority Community Development Block Grant Program, for funding of a park at the Wabash Landing neighborhood. Mr. McCrae noted potential improvements, program requirements, maximum grant amount, and matching funds requirement.

Mr. McCrae noted the application will next be considered by the Recreation Board and the Planning Commission, before returning to the Board of Supervisors at its May 18 Meeting.

## **ACTION ITEMS**

The Village of East Cocalico (LD 2021-02) – Chair Bonura made a motion to extend the review period for The Village of East Cocalico (LD 2021-02), to August 12, 2023. The motion was seconded by Mr. Carrasco.

Mr. Mitchell announced he would abstain from the vote due to a business relationship with this developer.

There was no public comment.

The motion was approved, 2-0, with Mr. Mitchell abstaining from the vote.

Lebanon Valley Investments, LLC (ZHB 771-23) – Mr. Creme commented on an application submitted to the Zoning Hearing Board, Lebanon Valley Investments, LLC (ZHB 771-23), in specific relief sought by the Applicant.

Chair Bonura made a motion to authorize the Township Solicitor to participate in the hearing of, and to oppose the application to the Zoning Hearing Board submitted by, Lebanon Valley Investments, LLC (ZHB 771-23). The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

2023 Minimum Municipal Obligation – Tommy Ryan, Township Manager, provided an overview of a funding schedule recommended by the Pension Working Group at its recent meeting.

Mr. Carrasco made a motion to authorize payment of the 2023 Minimum Municipal Obligation in four monthly installments, at \$70,000.00 per installment, with the first installment to be made in this month, May. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

## **TREASURER'S REPORT**

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$111,252.04, for the week of April 27, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$22,610.56, for the week of May 4, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$1,500.00, for one payment, for the week of May 4, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Light Fund Bank Account list of bills in the amount of \$267.54, for the week of April 27, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Light Fund Bank Account list of bills in the amount of \$119.81, for the week of May 4, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$83,542.82, for payroll dated April 26, 2023, for the pay period from April 9, 2023 to April 22, 2023. The motion was seconded by Chair Bonura.

There was no public comment.

## **INFORMATIONAL ITEMS**

- There were no information items noted at this evening's meeting.

## **NEW BUSINESS**

- Jill Cordon, Tax Collector, commented on possible DEVNET system use, information as to the exemption from payment of street light and/or hydrant fees for disabled veterans, the discount period of the payment of Township levies, the tax-exempt status of certain properties, and the bonding company for the Tax Collector.
- Mr. Carrasco commented on Township hiring procedures. Mr. Ryan noted information provided to and by the Members regarding the recent hire of a part-time position.

## **OLD BUSINESS**

- Doug Mackley, East Cocalico Township, commented on salt storage building project status.

## **PUBLIC COMMENT**

- Chad Weaver, Stevens Fire Company, commented on the heliport facility, fire apparatus insurance provided by the Township, and fire apparatus insurance cost.
- Donnie Stover, Smokestown Fire Company, commented on driver license checks conducted by the Township's insurance company.

## **ANNOUNCEMENTS**

Chair Bonura noted the Board of Supervisors will next meet at 7:00 PM on Thursday, May 18, at the Township Building, 100 Hill Road.

## **ADJOURNMENT**

There being no further business, at 8:40 PM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

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Tommy Ryan  
Township Manager

# East Cocalico Township Volunteer Fire Company Tax Relief Presentation

Proposal to offer tax credits to volunteer fire  
company personnel within East Cocalico  
Township

## ECTWP dept stats 2022

- Total fire calls- 526
  - Total EMS calls- 1,349
  - Total fire calls in ECTWP- 473
  - Total man hours put in by volunteers in 2022- 8,971. This includes things like emergency calls, trainings, fire prevention, community events etc.
- THIS IS ON THE LOW END

# Tax incentives for active volunteers

- Act 172 of 2016 established incentives for volunteers of fire companies and nonprofit EMS agencies by providing municipalities the option to provide real estate or earned income tax credits.
- Act 91 of 2020 expanded the allowable tax relief benefits to volunteers from 20% to 100% of the tax liability.
- Who is eligible? - Any volunteer who resides in ECTWP and volunteers at an ECTWP fire dept including firefighters, EMS, fire police, and support members who meet the approved criteria as an active volunteer. Paid personnel are not eligible for tax credits.



# Goals of tax credits

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- Prevent the need for paid personnel as long as possible and maintain all volunteer fire service in ECTWP
- Retain current volunteers
- Attract new volunteers





# How it works

- Earned income credit- allows local municipalities to allow a set amount of tax credit. If the volunteers tax liability is less than the set amount, their credit is limited to their total tax liability. This would be reported on your local tax form.
- Real estate credit- this credit allows for up to 100% of the real estate tax liability for owned and occupied residential properties by a volunteer. The volunteer would pay all tax bills as normal and file an application for tax credit with the municipality at the end of the year. If approved the municipality will write a rebate check to the volunteer.
- Tracking- guidelines and criteria for eligible members must be determined and approved by the municipality. It is up to each individual dept to track their own members based on the approved criteria. A notarized list of all eligible volunteers must be submitted to the municipality by each individual fire chief at the end of each year.



# Who benefits from tax credits?

- Fire depts- increased participation, promote a tax credit program to draw new applicants, increased retention of existing volunteers, attract prospective volunteers to live in ECTWP
- Residents- benefit from a more active fire department
- Municipality- costs of tax credits are far less than paid crews, paid crews would likely come from a tax increase



## What would paid crews cost?

- By industry standards and regional practices each firefighter would be certified to NFPA 1001 as an interior firefighter and NFPA 1002 as a driver/operator.
- The average burden of one paid firefighter to include labor, benefits, insurance etc.. is \$100,000 per year.
- NFPA 1710 requires a minimum of 4 firefighters on duty at all times. Using the standard three shift schedule this would mean hiring at a minimum 12 firefighters costing approx. \$1.2 million. **THIS ONLY STAFFS ONE PIECE OF FIRE APPARATUS.**



# Proposed Tax Credits

- Earned income- volunteer must live in ECTWP and volunteer at an ECTWP fire dept. Credit to be one half of 1% up to \$500.
- Real estate credit- volunteer must live in ECTWP and must own the property as their primary residence. Tax credit of 100% up to \$600.
- What will it cost?- with and average of 25 volunteers per station qualifying for the max credit from both credits at \$1,100. Total cost would be \$82,500 per year

# Proposed criteria

- Firefighters- must attend 30% of all fire operations and functions. These include emergency calls, trainings, fire prevention, and community events. Additionally, they must attend 20% of all fundraising events.
- Fire police- must attend 20% of all fire incidents and events. Additionally, they must attend 20% of all fundraising activities.
- EMS- must volunteer an average of 24 hours per month and attend 20% of fundraising activities.
- Support members- must attend 35% of all fundraising activities.



# In closing

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- The ECTWP fire depts are looking for assistance from ECTWP to adopt and implement this tax credit program to assist with the recruitment and retention of both future and current volunteers.
- Questions?



# EAST COCALICO TOWNSHIP

## REZONING APPLICATION

APR 10 2023

PROPERTY INDEX NUMBER 080-68327-0-0000

PRESENT ZONING Section 220 -15 Suburban Residential (R-1) ;Section 220 - 21 General Commercial (C-1)

PROPOSED ZONING Section 220 - 18 Mobile Home Park Residential (MHP)

APR 10 2023

DATE OF APPLICATION April 4, 2023

APPLICANT NAME HARDI LLC, c/o HARVEY J. TURNER IV

ADDRESS 1012 Alden Way, Lebanon PA 17042

PHONE 717-989-1874

E-MAIL harvturner@gmail.com

PROPERTY OWNER NAME HARDI LLC, c/o HARVEY J. TURNER IV

ADDRESS 1012 Alden Way, Lebanon PA 17042

PHONE 717-989-1874

E-MAIL harvturner@gmail.com

DIMENSIONS OF PROPERTY TO BE REZONED See attached.

REASON FOR REZONING REQUEST See attached Petition for Zoning Map Amendment.

A FEE OF \$1,200.00 HAS BEEN SET BY EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS FOR A ZONING CHANGE TO COVER COSTS OF ADVERTISING, THE PUBLIC HEARING, ETC.

\$ 1200.00 4/4/23  
AMOUNT PAID DATE PAID

[Signature]  
SIGNATURE OF PROPERTY OWNER

4/4/23  
DATE SIGNED

ATTACHMENTS: ZONING MAP OF AREA AND ADJACENT PROPERTIES

Revised 02/20/2007

# EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS

## Petition for Zoning Map Amendment

### INTRODUCTION

Pursuant to Section 220-150 of the Zoning Ordinance of East Cocalico Township ("ZO") Petitioner HARDI, LLC through its sole member Harvey Turner respectfully requests the Board of Supervisors of East Cocalico Township ("Board") rezone the tract of land located on Pfautz Hill Road from Suburban Residential (R-1) and General Commercial (C-1) to Mobile Home Park Residential (MHP). In support thereof, Petitioner provides:

### BACKGROUND OF THE PROPERTY

1. Petitioner is a Pennsylvania LLC with a registered address of 1012 Alden Way, Lebanon Pennsylvania 17042.
2. Harvey Turner is the sole member and manager of HARDI, LLC and is authorized to act on its behalf.
3. Petitioner owns a 19.72-acre lot on Pfautz Hill Road ("Property"). Currently, the property is divided by two different Zoning Districts: Suburban Residential (R-1) and General Commercial (C-1).
4. A Mobile Home Park Use exists on the property and there are currently Twenty-nine (29) homes in the Community known as "Pfautz Hill Mobile Home Park".
5. Pfautz Hill Mobile Home Park has existed on the site since approximately the late 1950s, early 1960s.
6. The Mobile Home Park was in existence at the time of the adoption of Zoning Ordinance Section 220-18 which had a stated purpose to acknowledge the existing mobile home parks and protect their continued existence.
7. Property is in East Cocalico Township's designed Urban Growth Boundary.
8. Zoning Ordinance Section 220-18 allows for the expansion of Mobile Home Parks located within the Urban Growth Boundary.
9. Property is connected to public water and sewer service.
10. Property abuts the Agricultural Zoning District (A) but is separated by Pfautz Hill Road.

### PROPOSED REZONING OF THE PROPERTY TO MOBILE HOME PARK USE

1. Petitioner is requesting that the Property be rezoned to Mobile Home Park Residential (MHP) use.
2. The proposed use will provide residential housing in a manner that better fits the existing use of the property and will provide for a higher density as is befitting given the Property's location within the Township's Urban Growth Area.
3. East Cocalico Township Zoning Ordinance Section 220-108 sets forth the criteria under which a Mobile Home Park is Permitted by Special Exception within the Mobile Home Park Zone.



4. Petitioner believes it is possible to develop the Property for Mobile Home Park use in conformance with the established criteria.
5. Petitioner understands that if the proposed rezoning ordinance is adopted, Petitioner will need to file an application for a special exception and obtain approval from the East Cocalico Township Zoning Board before the present use could be expanded.
6. The Deed for the Property with the legal description outlining the area comprising the Property is attached as Exhibit "A".
7. There are no restrictions on the Property that would hinder rezoning.
8. A Sketch Plan prepared by Fuehrer Associates is attached as Exhibit "B".
9. Maps showing the proposed modification on the East Cocalico Township Zoning Map and the designation of the Property within the Urban Growth Boundary are attached as Exhibit "C".
10. A list of Adjacent Property Owners is attached as Exhibit "D".
11. A proposed Zoning Ordinance amendment is attached as Exhibit "E".
12. Petitioner submitted the required Rezoning Application and Fee of One Thousand Two Hundred Dollars (\$1,200.00).

WHEREFORE, Petitioner respectfully requests that the East Cocalico Board of Supervisors accept this petition, forward it to the East Cocalico Township Planning Commission and to the Lancaster County Planning Commission for their review, and, thereafter, hold a public hearing on and take action to adopt an ordinance amending the East Cocalico Township Zoning Map as requested by Petitioner.

Date: 4/4 2023

Mejia Law Group, LLC

By: \_\_\_\_\_

Jennifer Mejia, Esquire

Attorney I.D. #88249

Attorney for Petitioner

1390 W. Main Street

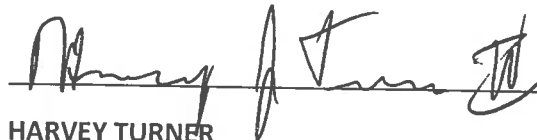
Ephrata, PA 17522

(717) 733- 8604

Email: jmejia@ephralawgroup.com

#### VERIFICATION OF OWNER / PETITIONER

I Harvey Turner, sole member of HARDI, LLC, being authorized to act on behalf of the corporation, hereby attest to the truth and correctness of the facts and information presented in the foregoing Petition for Zoning Map Amendment.

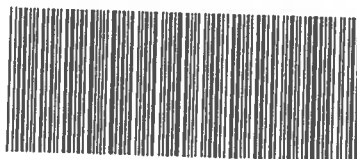
  
HARVEY TURNER

**Lancaster County**

Ann M. Hess  
Recorder of Deeds  
150 N. Queen Street  
Suite 315  
Lancaster, PA 17603  
Phone: 717-299-8238  
Fax: 717-299-8393



INSTRUMENT # : 6488426  
RECORDED DATE: 11/01/2019 11:31:38 AM



4054226-00170

**LANCASTER COUNTY ROD****OFFICIAL RECORDING COVER PAGE**

Page 1 of 5

**Document Type:** DEED

**Transaction Reference:** eSecureFile : 9087562

**Document Reference:**

**RETURN TO:** (Simplifile)

Mersky Law Group - EAST COCALICO TOWNSHIP  
2938 COLUMBIA AVE STE 1402  
LANCASTER, PA 17603-7044  
(717) 299-2950

**Transaction #:**

3885569 - 1 Doc(s)

**Document Page Count:**

4

**Operator Id:**

rosarioj

**SUBMITTED BY:**

Mersky Law Group - EAST COCALICO TOWNSHIP  
2938 COLUMBIA AVE STE 1402  
LANCASTER, PA 17603-7044

**\* PROPERTY DATA:**

**Parcel ID #:** 080-

**Municipality:** EAST COCALICO TOWNSHIP  
(100%)

**School District:** COCALICO SD

**\* ASSOCIATED DOCUMENT(S):**

INSTRUMENT # : 6488426  
RECORDED DATE: 11/01/2019 11:31:38 AM

**FEES / TAXES:**

RECORDING FEE: DEED	\$13.00
CRC #6544	\$2.00
RIF #6543	\$3.00
WRIT TAX	\$0.50
AFF HSG #6557	\$11.50
PA SURCHARGE #6548	\$40.25
STATE RTT	\$12,000.00
EAST COCALICO TOWNSHIP	\$6,000.00
COCALICO SD	\$6,000.00
<b>Total:</b>	<b>\$24,070.25</b>

I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office in  
Lancaster County, Pennsylvania.



Ann M. Hess  
Recorder of Deeds

**PLEASE DO NOT DETACH**  
**THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT**

NOTE: If document data differs from cover sheet, document data always controls.  
\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.

EXHIBIT A

Prepared by and Return to:

Mersky Law Group  
2938 Columbia Avenue  
Suite 1402  
Lancaster, PA 17603

File No. 19.318

Parcel ID # J-080-99999-9-9999

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## THIS DEED

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Made this 1<sup>st</sup> day of November, in the year Two Thousand Nineteen (2019),

**Between**

**JEFFREY N. PFAUTZ, CO-EXECUTOR AND JOLYNN F. NOLT, CO-EXECUTRIX OF THE ESTATE OF LEROY R. PFAUTZ AND JEFFREY N. PFAUTZ, CO-EXECUTOR, JOLYNN F. NOLT, CO-EXECUTRIX AND MICHAEL S. PFAUTZ, CO-EXECUTOR OF THE ESTATE OF MILDRED I. PFAUTZ**

(hereinafter called the Grantors), of the one part, and

**HARDI LLC**

(hereinafter called the Grantees), of the other part,

**Witnesseth** that in consideration of the sum off **One Million Two Hundred Thousand And 00/100 Dollars (\$1,200,000.00)**, in hand paid, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto the said Grantees, their successors, heirs and assigns,

ALL THAT CERTAIN tract of land situate on the west side of Pfautz Hill Road, T-746 (33' wide), and north of Reading Road, S.R. 0272 (60' wide) in East Cocalico Township, Lancaster County, Pennsylvania; shown as Proposed Lot 1, on the Minor Subdivision Plan for 210 Pfautz Hill Road, prepared by Hershey Surveying, Inc., Drawing Number: 191745-01, Dated June 24, 2019 and recorded in and for the Office of the Lancaster County Recorder of Deeds in Instrument No. 2019-0431-J, and being more fully bounded and described as follows:

Beginning at a point in the centerline of Pfautz Hill Road, T-746 (33' wide), said point being in line of lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown; thence extending in and along the centerline of Pfautz Hill Road, T-746 the following four courses and distances; 1) S 45 degrees 13' 37" E, 152.19' to a point, 2) on a line curving to the left, having a radius of 8000.00', an arc length of 313.32', and a chord bearing of S 46 degrees 20' 56" E, 313.30' to a point, 3) S 47 degrees 28' 16" E, 546.93' to a point, and 4) on a line curving to the right; having a radius of 27,200.00', an arc length of 406.35' to a point, and a chord bearing of S 47 degrees 02' 35" E, 406.35 to a point, a corner of Proposed Lot 2 as shown on the aforementioned plan; thence extending along Proposed Lot 2

the following three courses and distances; 1) S 43 degrees 04' 31" W, 226.08' to a point, 2) N 46 degrees 55' 29" W, 269.48' to a point, and 3) S 76 degrees 53' 30" W, 734.15' to a point in line of lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown; thence extending along the lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown, N 46 degrees 32' 56" W, 764.36' to a point, a corner of other lands, now or formerly of the Local Board of Trustees of the Church of God at Reamstown; thence extending along the other lands, now or formerly, of the Local Board of Trustees of the Church of God at Reamstown, N 44 degrees 42' 29" E, 832.96' to the point of beginning.

CONTAINING 20.695 Acres (Gross) 19.718 Acres (Net)

BEING a part of Purpart # 2 of the premises which Leroy R. Pfautz and Mildred I. Pfautz, husband and wife by Deed dated March 27, 1980 and recorded March 28, 1980 in Record Book Q 79 Page 532 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania granted and conveyed unto Leroy R. Pfautz and Mildred I. Pfautz, husband and wife, as tenants in common and not as tenants by the entirety.

AND THE SAID Leroy R. Pfautz died July 22, 2005 whereupon Letters Testamentary were granted to Jeffrey N. Pfautz and Jolynn F. Nolt and docketed as No. 02475 of 2019 in the Office of the Register of Wills of Lancaster County, Pennsylvania.

AND THE SAID Mildred I. Pfautz died December 23, 2018 whereupon Letters Testamentary were granted to Jeffrey N. Pfautz, Jolynn F. Nolt and Michael S. Pfautz and docketed as No. 00168 of 2019 in the Office of the Register of Wills of Lancaster County, Pennsylvania

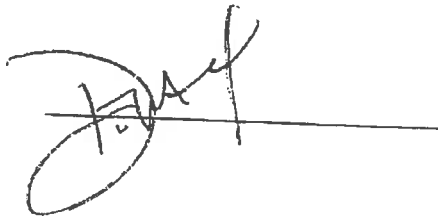
**Together** with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

**To have and to hold** the said buildings with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their successors, heirs and assigns, to and for the only proper use and behoof of the said Grantees, their successors, heirs and assigns, forever.

**And** the said Jeffrey N. Pfautz, Jolynn F. Nolt and Michael S. Pfautz, Executors and Executrix of the aforesaid covenant, promise and agree to and with said Grantees, their heirs and assigns, that they, the said Executors and Executrix of the aforementioned, have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or encumbered, in title, charge, estate, or otherwise howsoever.

In Witness Whereof, the said Grantors caused these presents to be duly executed the day and year first above written.

Sealed and Delivered  
in the Presence of Us:



ESTATE OF LEROY R. PFAUTZ

By: Jeffrey N. Pfautz Exec {SEAL}  
Jeffrey N. Pfautz, Co-Executor

By: Jolynn F. Nolt Exec {SEAL}  
Jolynn F. Nolt, Co-Executrix

ESTATE OF MILDRED I. PFAUTZ

By: Jeffrey N. Pfautz Exec {SEAL}  
Jeffrey N. Pfautz, Co-Executor

By: Jolynn F. Nolt Exec {SEAL}  
Jolynn F. Nolt, Co-Executrix

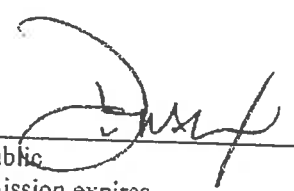
By: Michael S. Pfautz Exec {SEAL}  
Michael S. Pfautz, Co-Executor

Commonwealth of Pennsylvania } ss  
County of Lancaster

On this, the 1<sup>st</sup> day of November, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared Jeffrey N. Pfautz, Co-Executor of the Estates of Leroy R. Pfautz and Mildred I. Pfautz known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
David W. Mersky, Notary Public  
Lancaster County  
My commission expires March 11, 2020  
Commission number 1296693

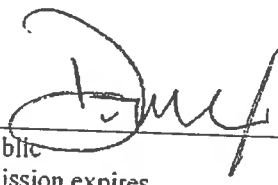
  
Notary Public  
My commission expires \_\_\_\_\_

Commonwealth of Pennsylvania } ss  
County of Lancaster

On this, the 1<sup>st</sup> day of November, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Jolynn F. Nolt, Co-Executrix of the Estates of Leroy R. Pfautz and Mildred I. Pfautz** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.

I hereunto set my hand and official seal.

Commonwealth of Pennsylvania - Notary Seal  
David W. Mersky, Notary Public  
Lancaster County  
My commission expires March 11, 2020  
Commission number 1296693

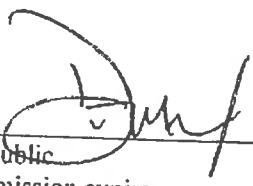
  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

Commonwealth of Pennsylvania } ss  
County of Lancaster

On this, the 1<sup>st</sup> day of November, 2019, before me, the undersigned Officer, a Notary Public in and for the jurisdiction aforesaid, personally appeared **Michael S. Pfautz, Co-Executor of the Estate of Mildred I. Pfautz** known to me (or satisfactorily proven) to be the person described in the foregoing instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

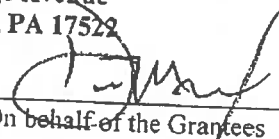
I hereunto set my hand and official seal.

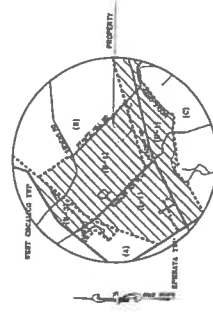
Commonwealth of Pennsylvania - Notary Seal  
David W. Mersky, Notary Public  
Lancaster County  
My commission expires March 11, 2020  
Commission number 1296693

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

The precise residence and the complete post office address of the above-named Grantees is:

**130 Ridge Avenue  
Ephrata, PA 17522**

  
\_\_\_\_\_  
On behalf of the Grantees



**SOURCE OF TITLE**  
 DEED FROM JAMES A. HARRIS, JR.  
 TO HARVEY TURNER, dated 10/15/2013  
 EPHRATA, PA. 17522

**SET DATA**

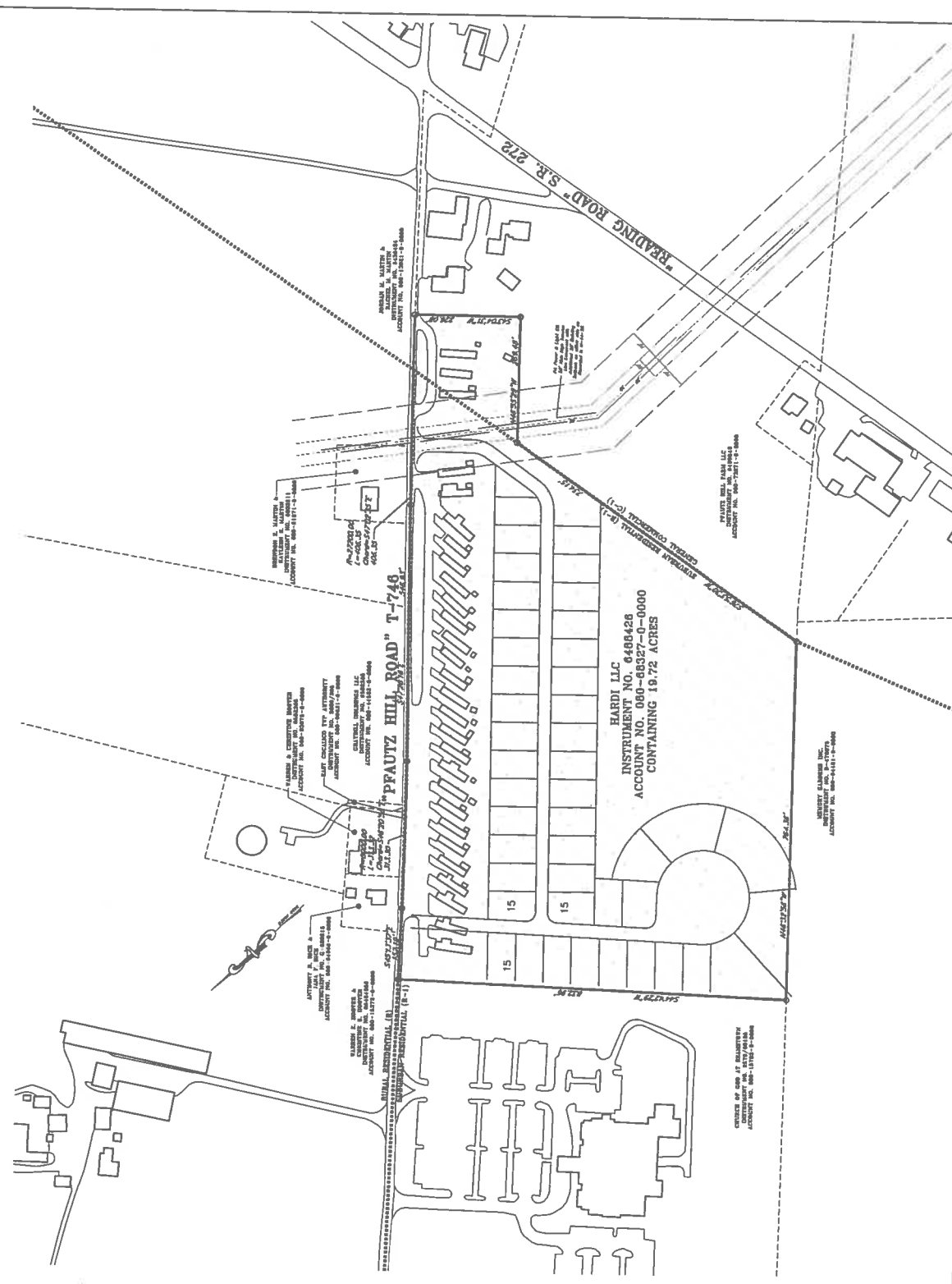
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Lot 96	1.57 Acres
Lot 97	1.57 Acres
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**EXISTING DATA**

Lot Area	1.57 Acres
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Lot 99	1.57 Acres
Lot 100	1.57 Acres

**LEGEND**

- URBAN GROWTH AREA (SHOWN IN LOCATION MAP)
- PROPOSED CHANGE TO SUBLE (HARV. TURNER)

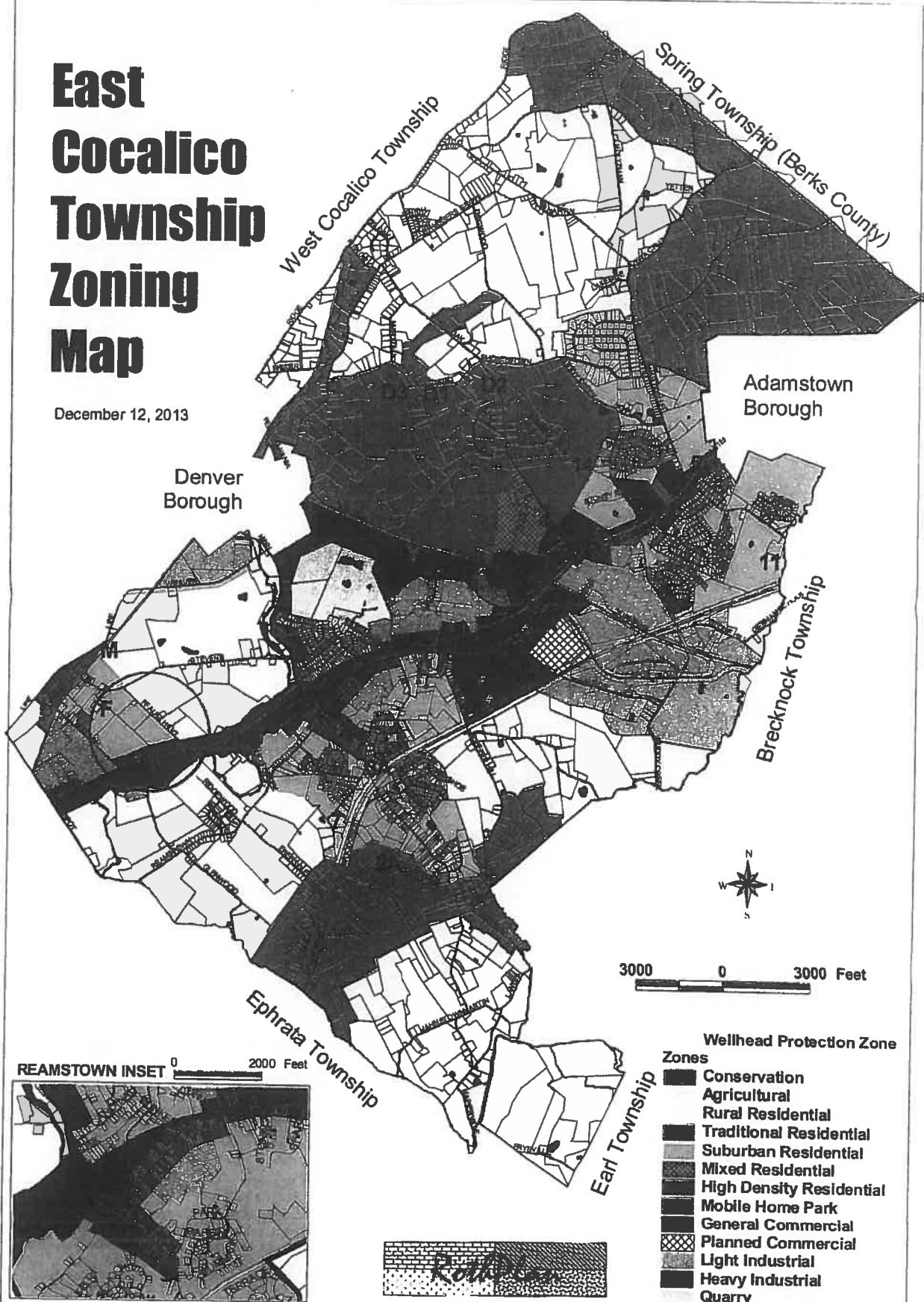


NO.	REVISIONS	DATE	BY	APR	9	<p>NOTE: This plan was prepared by the undersigned and is based on the information furnished by the client. The undersigned is not responsible for the accuracy of the information furnished by the client. The undersigned is not responsible for the accuracy of the information furnished by the client.</p>	<p><b>FUEHRER ASSOCIATES</b>          ENGINEERING &amp; SURVEYING          BOX 541, 345 WEST MAIN ST., EPHRATA, PA. 17522</p>	<p><b>OWNER:</b>          HARVEY TURNER          2065 W. MAIN STREET          EPHRATA, PA 17522          (717) 989-1874</p>	<p><b>SUBJECT:</b>          SKETCH PLAN          FOR HARVEY TURNER          EAST COCALICO TOWNSHIP          LANCASTER COUNTY, PA.</p>	<p><b>DATE:</b> 20-02-03  <b>BY:</b> J. V. LUDKE  <b>DATE:</b> MARCH 23, 2023  <b>SCALE:</b> 1" = 100.00'  <b>DATE:</b> 10-02-03  <b>BY:</b> J. V. LUDKE</p>

Exhibit B

# East Cocalico Township Zoning Map

December 12, 2013







3,000 0 3,000 Feet

Measurements derived from data provided by Lancaster County and PAMAP.

08/30/2010

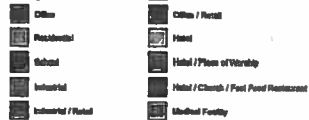
R000896.0431

**HRG**  
H. R. G. & Associates, Inc.  
Engineering & Planning Services

1848 Charter Lane  
P.O. Box 10327  
Lancaster, PA 17605  
717.291.1783  
Fax 717.291.2293  
www.hrg-inc.com  
Offices Statewide

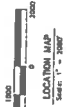


#### Projected Growth



(DATE: 08/30/2010)  
(PROJECT: 08/30/2010)

**Map 7:**  
**Projected Growth**  
East Cocalico Township  
Lancaster County, Pennsylvania



SITE DATA	
Lot Area	- 10.22 Acres
	- 22.076 Acres
Total Inc. Liable	- 1
Use of Land	- Middle Horse Park (Hunting & Pigeon)
	- Middle Horse Park (Hunting & Pigeon)
	- Public Sanitary Sewer
Sanitary Sewer	- Public Water
Water Supply	- Public Road, Exposed PA 17252
Site Address	

[illegible]

☐ URBAN GROWTH AREA (SHOWN BY LOCATION)

☐ PROPOSED CHANGE TO MOBILE HOME PARK

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1000

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## REVISIONS

**NOTE:** This plan was developed for the purpose of providing a zoning plan only. Additional site, specifications and construction regulations may be necessary in future proper consultation. Frazier Associates, Ltd. is not responsible for misinterpretation or misuse of the plans by others beyond the specific use stated above.



HARVEY TURNER  
2065 W. MAIN STREET  
EPHRATA, PA 17522

SUBJECT: ZONING PLAN  
FOR HARVEY TURNER  
EAST COCALICO TOWNSHIP

JOB NO. 20-02-03  
 DRN HL V.M.DUBE  
 DRD DR J.G.FUEHRER  
 DATE MARCH 23, 2023  
 SCALE 1" = 100.00'

Living Pop. (millions)	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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## Exhibit C

**Exhibit D**  
**Adjoining Property Owners**

<b>Account</b>	<b>Owner</b>	<b>Address</b>	<b>Deed Ref.</b>
0801537200000	Hoover Warren E. & Christine E.	171 Stevens Rd	5484956
0808496600000	Rice Anthony R. & Jana F.	321 Pfautz Hill Rd	G-620515
0809397500000	Hoover Warren & Christine	317 Pfautz Hill Rd	4707/412
0809962100000	East Cocalico Township Authority	Pfautz Hill Rd	3030/205
0804459200000	Graybill Holdings LLC	275 Pfautz Hill Rd	6502365
0801392100000	Martin Jordan M. & Rachel M.	51 Cocalico Creek Rd	6436424
0805167100000	Martin Brendon E. & Kayleen S.	225 Pfautz Hill Rd	6033611
0807327100000	Phaultz Hill Farm LLC	210 Pfautz Hill Rd	6499240
0806448100000	Memory Gardens Inc.	395 Pfautz Hill Rd	D-470075
0801578300000	Church of God at Reamstown	400 Pfautz Hill Rd	6570/185

**EAST COCALICO TOWNSHIP**

Lancaster County, Pennsylvania

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWNSHIP OF EAST COCALICO, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE CLAY TOWNSHIP ZONING MAP BY CHANGING THE ZONING CLASSIFICATION FOR THE TRACT OF LAND IDENTIFIED AS TAX PARCEL 080-68327-0-0000 LOCATED ON PFAUTZ HILL ROAD FROM THE SUBURBAN RESIDENTIAL ZONE (R-1) TO THE MOBILE HOME PARK RESIDENTIAL (MHP).

IT IS HEREBY ORDAINED AND ENACTED by the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, as follows:

SECTION 1. The Zoning Map of East Cocalico Township as established in Section 220-8 of the Zoning Ordinance is amended to rezone Tax Parcel 080-68327-0-0000 located on Pfautz Hill Road from the Suburban Residential District (R-1) to the Mobile Home Park Residential (MHP) Zoning District. The subject tract being rezoned is described in Exhibit A and depicted on Exhibit B.

SECTION 2. This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of East Cocalico Township as provided by law.

DULY ORDAINED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

EAST COCALICO TOWNSHIP

Lancaster County, Pennsylvania

Attest: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Chairman, Board of Supervisors

EXHIBIT E

**Ordinance 2023-02 - stop signs**

4/25/23	draft ordinance, legal ad, schedule to MC to review	TR
4/26/23	draft ordinance, legal ad, schedule approved by MC	MC
4/26/23	legal ad submitted to newspaper	TR
4/26/23	ordinance mailed to the newspaper, LCLL	TR
5/3/23	legal ad #1 published, confirm	TR
5/5/23	notice & ordinance posted at the Township Building	TR
5/5/23	notice & ordinance posted to the website	TR
5/8/23	get proof of publication	TR
5/18/23	BoS hearing	
5/19/23	send to General Code	TR
5/19/23	file	TR

**TOWNSHIP OF EAST COCALICO  
LANCASTER COUNTY, PENNSYLVANIA**

**ORDINANCE 2023-02**

**AN ORDINANCE TO ADOPT AND CODIFY STOP SIGN LOCATIONS**

**WHEREAS**, from time to time, revisions are required to be made to the Code of the Township of East Cocalico; and,

**WHEREAS**, pursuant to Pennsylvania Motor Vehicle Code §3323, the Township is required to adopt and codify stop sign locations;

**NOW, THEREFORE**, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

**SECTION I**

1. Chapter 206, Vehicles and Traffic, Section §206-8, Designation of through streets and stop streets, Subsection A, shall be revised as follows, with corrections noted in *italics*:

- a. *Auburn Circle*
- b. *Ridge Avenue*

**SECTION II**

2. Chapter 206, Vehicles and Traffic, Section §206-8, Designation of through streets and stop streets, Subsection A, shall be revised to delete the following stop sign location:

Stop Sign on  
Cardinal Drive

At Intersection with  
Blue Jay Drive

**SECTION III**

1. Chapter 206, Vehicles and Traffic, Section §206-8, Designation of through streets and stop streets, Subsection A, shall be revised to designate the stop sign locations listed in Exhibit A attached hereto.

**SECTION IV**

1. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.

2. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
3. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
4. This Ordinance shall become effective immediately upon enactment.

**ENACTED AND ORDAINED** by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 18<sup>th</sup> day of May, 2023.

**FOR EAST COCALICO TOWNSHIP**

By: \_\_\_\_\_  
Lorenzo Bonura, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Romao Carrasco, Secretary

## EXHIBIT A

### STOP SIGN ON

1. Adamstown Road
2. Alder Way
3. Angus Drive
4. Arabian Court
5. Arbor Drive
6. Ashwood Lane
7. Ashwood Lane
8. Barnhill Road
9. Barnhill Road
10. Bill Drive
11. Black Horse Road
12. Black Horse Road
13. Blue Jay Drive
14. Brendan Drive
15. Brendan Drive
16. Briar Lane
17. Brunners Grove Road
18. Brunners Grove Road
19. Buckwheat Drive
20. Buckwheat Drive
21. Buena Vista Lane
22. Bunker Hill Road
23. Bunker Hill Road
24. Burkey Drive
25. Burkey Drive
26. Cardinal Drive
27. Cheery Lane
28. Cheery Lane
29. Chestnut Hill Road
30. Church Street (west)
31. Church Street (east)
32. Coach Drive
33. Coach Drive
34. Coach Drive
35. Coastal Avenue
36. Cocalico Creek Road
37. Cocalico Creek Road
38. Connie Drive
39. Cordell Drive
40. Cordell Drive
41. Cottonwood Lane
42. Cowpath Lane
43. Cowpath Lane
44. Cranberry Circle
45. Cranberry Circle
46. Denise Lane
47. Denise Lane

### AT INTERSECTION WITH

West Swartzville Road  
Pin Oak Drive  
Ingham Drive  
Smokestown Road  
Holtzman Road  
Firethorn Drive  
Heatherwood Lane  
Hayloft Road  
Homestead Drive  
Ray Drive  
Holtzman Road  
West Swartzville Road  
Cardinal Drive  
Jenich Drive  
Reinholds Road  
North Ridge Road  
West Swartzville Road  
Reinholds Road  
Hayloft Road  
Barnhill Road  
Miller Road  
North Reading Road (east side)  
North Reading Road (west side)  
Scenic Drive  
Edie Drive  
West Church Street  
Rosemont Drive (south side)  
Rosemont Drive (north side)  
East Church Street  
South Reamstown Road  
North Reamstown Road  
Ridge Avenue  
Lee Drive (east side)  
Lee Drive (west side)  
Pacific Boulevard  
North Reading Road (north side)  
North Reading Road (south side)  
East Swartzville Road  
School Lane (east side)  
School Lane (west side)  
Heatherwood Lane  
Buckwheat Drive  
Spring House Lane  
Heatherwood Lane (north side)  
Heatherwood Lane (south side)  
Wabash Road  
Deanne Circle



STOP SIGN ON

48. Dogwood Drive
49. Edie Drive
50. Edie Drive
51. Edie Drive
52. Edie Drive
53. Egret Circle
54. Egret Circle
55. Faust Lane
56. Faust Lane
57. Firethorn Drive
58. Firethorn Drive
59. Firethorn Drive
60. Firethorn Drive
61. Flamingo Road
62. Frederick Avenue
63. Garden Spot Road
64. Garden Spot Drive
65. Goldfish Lane
66. Grouse Drive
67. Grouse Drive
68. Hayloft Road
69. Hayloft Road
70. Heatherwood Lane
71. Heatherwood Lane
72. Heatherwood Lane
73. Heatherwood Lane
74. Heron Drive
75. Heron Drive
76. Hickory Lane
77. Hickory Lane
78. Hill Road
79. Hill Road
80. Holtzman Road
81. Homestead Drive
82. Homestead Drive
83. Indiandale Road
84. Indiandale Road
85. Industrial Way
86. Ingham Drive
87. Ingham Drive
88. Ironwood Court
89. James Drive
90. Jenich Drive
91. Justin Circle
92. Karen Court
93. Keeler Avenue

AT INTERSECTION WITH

Smokestown Road  
Scenic Drive (north side)  
Scenic Drive  
West Kestrel Drive  
Lynda Drive  
Sanderling Drive (north side)  
Sanderling Drive (south side)  
West Church Street  
North Reading Road  
Hill Road  
Heatherwood Lane (north side)  
Heatherwood Lane (south side)  
Cottonwood Lane  
Denver Road  
Kurtis Street  
Stevens Road  
East Horseshoe Drive  
Pepperidge Drive  
Sanderling Drive  
South Muddy Creek Road  
North Muddy Creek Road  
Homestead Drive  
Hill Road  
Cranberry Circle  
Firethorn Drive (east side)  
Firethorn Drive (west side)  
Sanderling Drive  
Grouse Drive  
South Ridge Road  
Reinholds Road  
North Reading Road  
Smokestown Road  
Blackhorse Road (east/west)  
North Muddy Creek Road  
West Swartzville Road  
Vera Cruz Road  
Blackhorse Road  
Denver Road  
Summers Drive (north side)  
Summers Drive (south side)  
Hill Road  
East Swartzville Road  
Reinholds Road  
Wabash Road  
Cordell Drive  
West Church Street

STOP SIGN ON

94. Keeler Avenue
95. Keith Court
96. Kestrel Drive
97. Kurtis Street
98. Kurtis Street
99. Kurtis Street
100. Kurtz Road
101. Laburk Lane
102. Lausch Road
103. Lamp Light Drive
104. Lee Drive
105. Lee Drive
106. Leshner Road
107. Leshner Road
108. South Line Road
109. South Line Road
110. Long Avenue
111. Lynda Drive
112. Marlin Drive
113. Martin Road
114. Martin's Drive
115. Martzall Road
116. Meadowlark Drive
117. Michael Lane
118. Milano Mile
119. Milano Mile
120. Miller Road
121. Mockingbird Drive
122. Mockingbird Drive
123. Mohns Hill Road
124. Muddy Creek Church Road
125. Muddy Creek Church Road
126. (North) Muddy Creek Road
127. (North) Muddy Creek Road
128. (South) Muddy Creek Road
129. (South) Muddy Creek Road
130. (South) Muddy Creek Road
131. Mt. Zion
132. Mustang Trail
133. Mustang Trail
134. Mustang Trail
135. Mustang Trail
136. Napierville Road
137. Napierville Road
138. Nathan Drive
139. Nathan Drive

AT INTERSECTION WITH

- North Reading Road  
Ream Road  
Sanderling Drive  
East Swartzville Road  
Frederick Avenue (north/south)  
Jason Avenue  
Denver Road  
Brendan Drive  
Trost Road  
Lee Drive  
Ream Road  
Coach Drive (east side)  
South Muddy Creek Road  
Colonel Howard Boulevard  
Wabash Road  
Indiantown Road  
North Reading Road  
East Swartzville Road  
Park Street  
East Church Street  
West Swartzville Road  
Smokestown Road  
Stony Run Road  
Jason Avenue  
Pepperidge Drive  
Goldfish Lane  
Reinholds Road  
Edie Drive  
Burkey Drive  
West Swartzville Road  
North Reading Road (south side)  
North Reading Road (north side)  
North Reading Road  
Smokestown Road  
North Reading Road  
Muddy Creek Church Road (east side)  
Muddy Creek Church Road (west side)  
Denver Road  
West Swartzville Road  
Royal Horse Way (east)  
Royal Horse Way (west)  
Royal Horse Way (north)  
Hahnstown Road  
Frysville Road  
Summers Drive  
Sandstone Drive

STOP SIGN ON

140. Nightingale Drive
141. Old Lancaster Pike
142. Old Lausch Road
143. Oriole Drive
144. Oriole Drive
145. Pacific Boulevard
146. Park Street
147. Peacock Alley
148. Pepperidge Drive
149. Pepperidge Drive
150. Pfautz Hill Road
151. Pfautz Hill Road
152. Pin Oak Drive
153. Pin Oak Drive
154. Pinewood Avenue
155. Poplar Drive
156. Rande Lane
157. Rande Lane
158. Ray Drive
159. Ream Road
160. Ream Road
161. Reamstown Road (north)
162. Reamstown Road (south)
163. Red Oak Court
164. Rein Drive
165. Rein Drive
166. Reinholds Road
167. Reinholds Road
168. Reinholds Road
169. Reinholds Road
170. Ridge Avenue
171. Ridge Road
172. Robin Drive
173. Rosemont Drive
174. Rosemont Drive
175. Rosemont Drive
176. Royal Horse Way
177. Royal Horse Way
178. Royal Horse Way
179. Royal Horse Way
180. Sanderling Drive
181. Sanderling Drive
182. Sanderling Drive
183. Sanderling Drive
184. Sandstone Drive
185. Sandstone Drive
186. Scenic Drive
187. Scenic Drive

AT INTERSECTION WITH

- Denver Road
- North Reading Road
- Lausch Road
- Cardinal Drive
- Blue Jay Drive
- Wabash Road
- East Church Street
- Park Street
- North Reading Road
- Milano Mile
- North Reading Road
- Stevens Road
- Reinholds Road
- South Ridge Road
- South Reamstown Road
- West Swartzville Road
- Shupp Lane
- Rosemont Drive
- Bill Drive
- South Reamstown Road
- Ridge Avenue
- Colonel Howard Boulevard
- Church Street
- Pin Oak Drive
- Lamp Light Drive
- Coach Drive
- Ridge Road
- Brunner's Grove Road (for left turn)
- Hickory Lane (north side)
- Hickory Lane (south side)
- East Church Street
- West Swartzville Road
- Bill Drive
- East Swartzville Road
- Cheery Lane (east side)
- Cheery Lane (west side)
- Arabian Court
- Mustang Trail (north side)
- Mustang Trail (south side)
- Smokestown Road
- South Muddy Creek Road
- Grouse Drive
- Egret Circle (north side)
- East Kestrel Drive
- East Church Street
- Whitetail Drive
- Muddy Creek Church
- Scenic Drive

STOP SIGN ON

188. School Lane  
189. School Lane  
190. Shupp Lane  
191. Smokestown Road  
192. Smokestown Road  
193. Springhouse Lane  
194. Springhouse Lane  
195. Steffy Road  
196. Stevens Road  
197. Stevens Road  
198. Stone Hill Road  
199. Stonecrest Court  
200. Summers Drive  
201. Surrey Drive  
202. Surrey Drive  
203. Sycamore Circle  
204. Terrace Avenue  
205. Terrace Avenue  
206. Thistle Drive  
207. Thistle Drive  
208. Trost Road  
209. Trost Road  
210. UGI Drive  
211. Vera Cruz Road  
212. Wabash Road  
213. Westwood Drive  
214. White Oak Road  
215. White Oak Road  
216. Whitetail Drive  
217. Widgeon Drive  
218. Widgeon Drive  
219. Wild Deer Drive  
220. Wild Deer Drive  
221. Willet Drive  
222. Willet Drive  
223. Winding Way  
224. Winding Way  
225. Woodchuck Lane  
226. Woodcrest Lane  
227. Woodland Drive  
228. Yetter Road  
229. West Swartzville Road

AT INTERSECTION WITH

Ream Road (east side)  
Ream Road (west side)  
Rosemont Drive  
West Swartzville Road  
Reinholds Road  
Buckwheat Drive  
Hayloft Road  
Red Run Road  
West Church Street  
Line Road  
South Muddy Creek Road  
North Reamstown Road  
East Church Street  
Coach Drive  
Lee Drive  
Stony Run Road  
Summers Drive  
North Horseshoe Drive  
Buckwheat Drive  
Hayloft Drive  
South Muddy Creek Road  
Colonel Howard Boulevard  
Pepperidge Drive  
West Swartzville Road  
South Line Road  
East Church Street  
Smokestown Road  
Reinholds Road  
East Church Street  
Egret Circle  
Sanderling Drive  
East Horseshoe Drive  
Summers Drive  
Heron Drive  
Grouse Drive  
Hill Road (east side)  
Hill Road (west side)  
Terrace Avenue  
East Church Street  
Ingham Drive  
Holtzman Road  
Ridge Road

**Public Hearing - CDBA meeting**

4/25/23	legal ad, schedule to MC to review	TR
4/26/23	legal ad, schedule approved by MC	MC
4/26/23	legal ad submitted to newspaper	TR
5/3/23	legal ad #1 published, confirm	TR
5/5/23	notice posted at the Township Building	TR
5/5/23	notice posted to the website	TR
5/8/23	get proof of publication	TR
5/18/23	BoS hearing	

**TOWNSHIP OF EAST COCALICO  
LANCASTER COUNTY, PENNSYLVANIA**

**RESOLUTION 2023-07**

**AUTHORIZING SUBMISSION OF A GRANT APPLICATION  
TO THE LANCASTER COUNTY REDEVELOPMENT AUTHORITY  
2023 COMMUNITY BLOCK GRANT PROGRAM**

**WHEREAS**, the Lancaster County Redevelopment Authority has made Community Development Block Grant funding available for qualified public improvements; and,

**WHEREAS**, East Cocalico Township desires to have designed and installed a park at the Wabash Landing neighborhood so to provide needed recreational opportunities in our community;

**NOW, THEREFORE, BE IT RESOLVED,**

1. The Board of Supervisors authorizes a grant application be submitted to the Lancaster County Redevelopment Authority for Community Development Block Grant funding for park improvements at the Wabash Landing neighborhood.
2. A Public Hearing on this application was conducted by the Board of Supervisors at its regularly-scheduled meeting on May 18, 2023.
3. The Public Hearing was properly advertised at least ten (10) days prior to the Public Hearing being conducted.

**BE IT RESOLVED THIS 18<sup>TH</sup> DAY OF MAY, 2023.**

**FOR EAST COCALICO TOWNSHIP**

By: \_\_\_\_\_

Lorenzo Bonura, Chair  
Board of Supervisors

Attest: \_\_\_\_\_

Romao Carrasco, Secretary

**TOWNSHIP OF EAST COCALICO  
LANCASTER COUNTY, PENNSYLVANIA**

**RESOLUTION 2023-08**

**GRANTING FINAL APPROVAL OF A LOT ANNEXATION PLAN  
FOR EHM PROPERTIES, LLC**

**WHEREAS**, EHM Properties, LLC (“Applicant”) has submitted a Lot Annexation Plan (“Plan”) to East Cocalico Township, for review and approval; and,

**WHEREAS**, the Plan includes of two lots – Lot No. 1 and Lot No. 2 – and proposes the transfer of a 0.99-acre portion of Lot No. 1 to Lot No. 2, and the transfer of a 1.543-acre portion of Lot No. 2 to Lot No. 1; and,

**WHEREAS**, the Plan does not propose improvements at Lot No. 1 and No. Lot 2; and,

**WHEREAS**, the Plan received a recommendation for approval by the East Cocalico Township Planning Commission at its meeting on April 25, 2023; and,

**WHEREAS**, the Plan, prepared by DIEHM & Sons, dated March 8, 2023, last revised April 19, 2023, Sheet 1 of 1, is now in a form suitable for approval by the East Cocalico Township Board of Supervisors, subject to certain conditions.

**NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING**, it is hereby resolved by the Board of Supervisors, as follows:

1. Approval of Plan. The Plan as described above, is granted Final Approval, subject to the conditions set forth below.
2. Waivers/Modifications. The following waivers/modifications are granted.
  - A. Section 194-13.B.(1), as to depicting topographic features at the subject properties.
  - B. Section 194-13.B.(3), as to depicting physical features within 200’ of the subject properties.
  - C. Sections 194-13.B.(3)(a), as to providing a presence or absence study of wetland areas at the subject properties.
  - D. Section 194-13.B.(4), as to providing a Pennsylvania Natural Diversity Inventory (PNDI) habitat clearance at the subject properties.

3. Conditions of Approval. The approval of Plan is subject to strict compliance with the following conditions:
- A. Compliance with all comments and conditions set forth in the Becker Engineering review letter of April 26, 2023.
  - B. Compliance with all comments and conditions set forth in the Lancaster County Planning Department review letter of April 27, 2023.
  - C. The Applicant shall execute and record such Deeds necessary to effectuate the transfers and consolidations as noted above. The Deeds shall be in form satisfactory to the Township Solicitor.
  - D. The Applicant shall provide to the Township for signature that number of Plans required for recording and filing with the various Departments of Lancaster County, plus an additional three (3) Plans to be retained by the Township, and the Applicant shall have all Plans recorded, and the Applicant return the three (3) Plans to the Township within seven (7) days of Plan recording.
  - E. The Applicant shall provide a copy of the recorded Plan in an electronic format acceptable to the Township Engineer, to the Township, within seven (7) days of Plan recording.
  - F. The Applicant shall make payment of all outstanding review fees and other charges due to the Township prior to Plan recording.
  - G. The subdivision shall be in strict accordance with the content of the Plans, notes on the Plans and the terms and conditions of this Resolution.
  - H. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans, notes to the Plans, this Resolution, and the Agreement shall be borne entirely by the Applicant, and shall be at no cost to the Township.
4. Acceptance. The conditions set forth in paragraph 3 above shall be accepted by the Applicant, in writing, within ten (10) days from the date of receipt of this Resolution.
5. Effective Date. This Resolution shall become effective on the date upon which the Conditions are accepted by the Applicant in writing.

**BE IT FURTHER RESOLVED,** that the Plans shall be considered to have received Final Approval once staff appointed by the East Cocalico Township Board of Supervisors determines that any and all conditions attached to said approval have been resolved to the satisfaction of Township staff and appropriate Township officials have signed said Plans and submitted them for recording with the Lancaster County Recorder of Deeds. Applicants shall provide the Township with executed Plans, record plans, development agreements, easements, and other associated documentation, according to Township procedures. Any changes to the approved site plan will require the submission of an amended site plan for land development review by all Township review parties.



**RESOLVED** and **ENACTED** this 18<sup>th</sup> day of May, 2023 by the East Cocalico Township Board of Supervisors.

**FOR EAST COCALICO TOWNSHIP**

By: \_\_\_\_\_  
Lorenzo Bonura, Chair  
Board of Supervisors

Attest: \_\_\_\_\_  
Romao Carrasco, Secretary

**ACCEPTANCE**

The undersigned states that they are authorized to execute this Acceptance on behalf of the Applicant for the property which is the subject matter of this Resolution, that he/she has reviewed the Conditions imposed by the Board of Supervisors in the foregoing Resolution and that they accept the Conditions on behalf of the Applicants and the owners and agree to be bound thereto. This Acceptance is made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsifications to authorities.

**FOR APPLICANT**

By: \_\_\_\_\_  
print name:  
title:

Attest: \_\_\_\_\_  
print name:

# **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Board of Planning and Zoning for the County of Lancaster, Pennsylvania, will hold a public hearing on the proposed rezoning of the property located at the intersection of North Reading Road and Cocalico Road, from R-1 to R-2, on the 15th day of May, 2007, at 7:00 PM, at the County of Lancaster, Planning and Zoning Board, 100 North Reading Road, Lancaster, Pennsylvania 17602.

## **DEVELOPER'S STATEMENT**

The proposed rezoning is necessary to allow the development of the property for residential use, which is consistent with the Comprehensive Zoning Ordinance of the County of Lancaster.

## **COMMISSIONER'S STATEMENT**

The Board of Planning and Zoning for the County of Lancaster, Pennsylvania, has received the proposed rezoning of the property located at the intersection of North Reading Road and Cocalico Road, from R-1 to R-2, and has held a public hearing on the same. The Board has determined that the proposed rezoning is in the best interests of the County and has approved the rezoning.

Scale: 1" = 200'

North Arrow

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## **DEVELOPER'S STATEMENT**

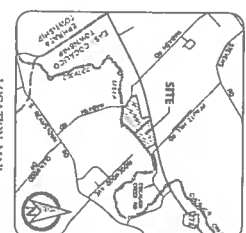
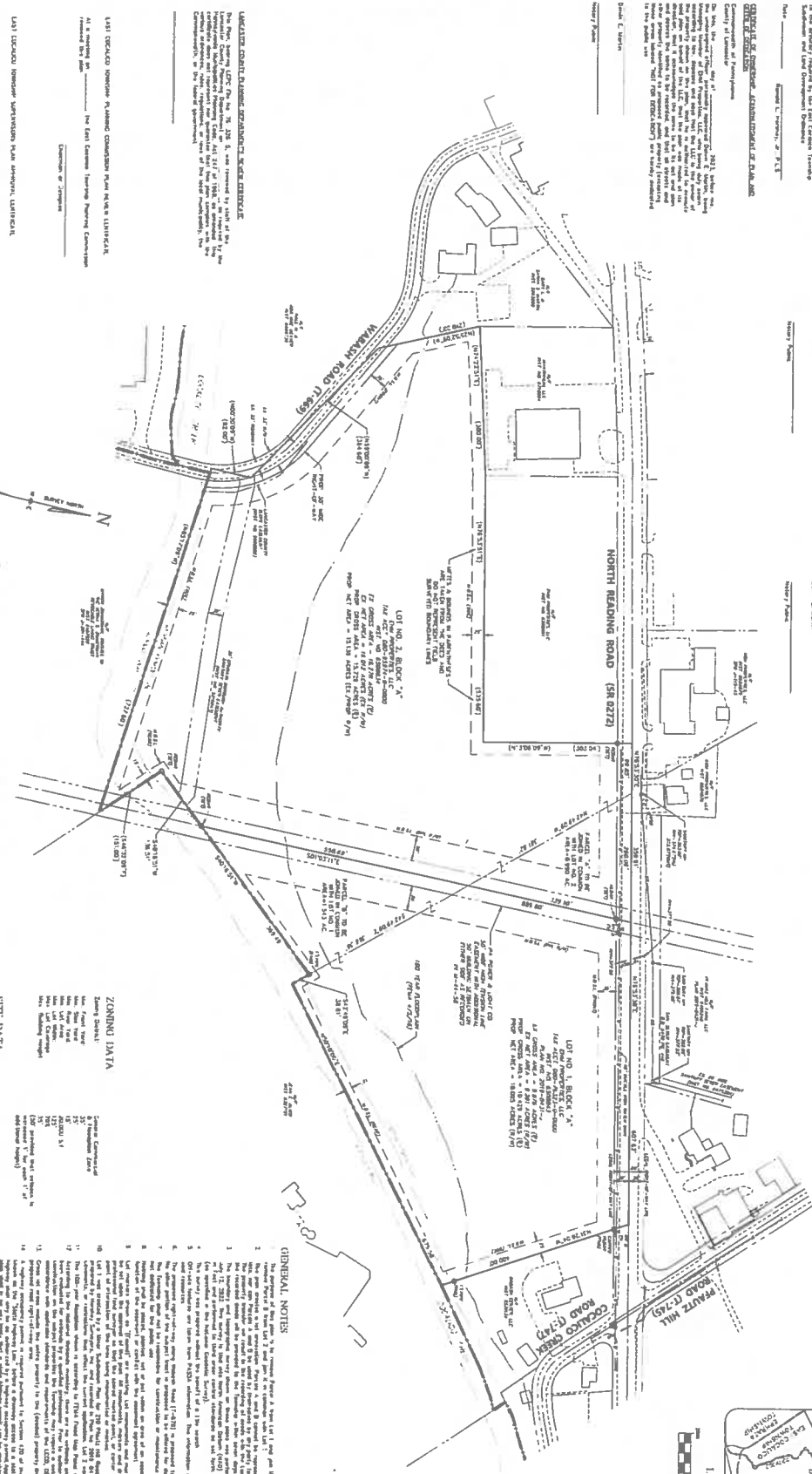
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Scale: 1" = 200'

North Arrow



**GENERAL NOTES**

- The proposed rezoning is for residential use, which is consistent with the Comprehensive Zoning Ordinance of the County of Lancaster.
- The Board of Planning and Zoning for the County of Lancaster, Pennsylvania, has received the proposed rezoning of the property located at the intersection of North Reading Road and Cocalico Road, from R-1 to R-2, and has held a public hearing on the same. The Board has determined that the proposed rezoning is in the best interests of the County and has approved the rezoning.

**LEGEND**

- Proposed Rezoning
- Existing Zoning
- Property Boundary
- Lot Boundary
- North Arrow
- Graphic Scale

**SITE DATA**

Lot Area: 1.23 Acres

Proposed Rezoning: R-2

Existing Zoning: R-1

Property Owner: EHM Properties, LLC

Project Name: Lot Annexation Plan

**ZONING DATA**

Zone: R-2

Use: Single-Family Detached

Lot Area: 1.23 Acres

Proposed Rezoning: R-2

Existing Zoning: R-1

**APPLICANT**

EHM Properties, LLC

100 North Reading Road

Lancaster, PA 17602

Phone: (717) 382-2100

**LANDOWNER**

EHM Properties, LLC

100 North Reading Road

Lancaster, PA 17602

Phone: (717) 382-2100

**LOT ANNEXATION PLAN**

LOT 1: 1.23 Acres

LOT 2: 1.23 Acres

LOT 3: 1.23 Acres



**BECKER**  
ENGINEERING

April 26, 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. 2  
Project No. 23-120-09

Dear Tommy:

Becker Engineering, LLC (Becker) has reviewed the updated 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 April 19, 2023
- Response Letter to East Cocalico Township, prepared by Diehm & Sons, dated April 19, 2023
- Lot Annexation Plan for EHM Properties, LLC, Sheet 1 of 1, prepared by Diehm & Sons, dated March 8, 2023, revised April 19, 2023
- Waiver Request Letter, prepared by Diehm & Sons, dated April 19, 2023
- Legal Description Parcel 'A', prepared by Hershey Surveying, Inc., dated April 18, 2023
- Legal Description Parcel 'B', prepared by Hershey Surveying, Inc., dated April 18, 2023
- Legal Description Lot 1, prepared by Hershey Surveying, Inc., dated April 18, 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 applicant has requested waiver/modifications of the following sections of the Subdivision and Land Development Ordinance (SALDO). The Township shall evaluate the requests and associated justification provided for each. It is Becker's understanding that the waiver/modifications were recommended for approval by the Planning Commission at their meeting on April 24, 2023.

1848 Charter Lane | Suite 214

Lancaster, PA 17601

P 717-295-1975

WWW.BECKERENG.NET

- A waiver/modification of the requirements of Section 194-13.B.(1) of the SALDO related to identifying and depicting significant topographic features on the subject properties.
  - A waiver/modification of the requirements of Section 194-13.B.(3) of the SALDO related to identifying and depicting existing physical features within 200' of the subject properties.
  - A waiver/modification of the requirements of Section 194-13.B.(3)(a) of the SALDO related to confirming the presence or absence of wetland areas related to the subject properties.
  - A waiver/modification of the requirements of Section 194-13.B.(4) of the SALDO related to obtaining PNDI clearance for the subject properties.
2. The following items should be addressed on the Plans:
- a. If the above noted waiver/modifications are approved by the Board of Supervisors, the plan shall be updated to 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)]
  - b. The Township Route No. for Wabash Road shall be corrected to T-669 in General Note 6.
  - c. The Township/BOS shall confirm satisfaction with the proposed resulting lot configurations. [Section 194-34]
3. Based on the minor nature of the plan (Annexation Plan) and the specifics related to the subject properties and existing adjacent roadway infrastructure, it is Becker's understanding that discussions regarding road frontage improvements are not warranted or applicable at this time, and will instead be addressed in conjunction with any future Land Development Plans for the subject properties. The Township/BOS shall confirm their position with respect to these items. [Sections 194-25.C.(1) and 194-25.J.(1)]
4. As previously noted, the plan identifies the proposed offer of dedication of right-of-way along the eastern side of Wabash Road (T-669). Based on prior 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. In the future, the Township Solicitor shall confirm how the limits of any future formalized offer of right-of-way dedication to the Township is to be coordinated with the prior Slope Easement granted to The County of Lancaster. [Sections 194-10.L.(4), 194-13.C.(3)(a), 194-15.D.(2), 194-15.F.(5) and 194-15.F.(6)]
5. Becker has reviewed the draft legal descriptions as submitted for annexation Parcel A, annexation Parcel B, and resultant Lot No. 1 for consistency with the plan information, and found the documents satisfactory. [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 Township should consider any future comments received from the Lancaster County Planning Department (LCPD). [Sections 194-9.F.(1) and 194-15.F.(2)]

Page 3 of 3  
East Cocalico Township  
April 26, 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  
Allen Maxwell  
Donald Miller  
Chuck Shupp  
\*Matt Creme, Township Solicitor  
\*Ted Nelson, Technician, Township Zoning Officer  
Harvey Achey, Fire Marshall  
\*Scott Carl, ECTA Administrator  
\*Ken Spitler, ECTA Superintendent  
\*Kip Van Blarcom, LCPD  
\*Diehm & Sons, Attn: Tom Matteson  
\*EHM Properties, LLC, Attn: Delvin Martin  
\*Cardinal Ridge Properties, Attn: Jeff Hoover

Note: \* Denotes copied directly by Becker



## Planning Department

150 North Queen Street | Suite 320  
Lancaster, Pennsylvania 17603  
Phone: 717-299-8333

[www.lancastercountypanning.org](http://www.lancastercountypanning.org)

23LP

### County Commissioners

Ray D'Agostino, Chairman  
Joshua G. Parsons, Vice Chairman  
John B. Trescot, Commissioner

### Executive Director

Scott W. Standish

## MEMORANDUM

**To:** Jeffrey Mitchell, Secretary  
East Cocalico Township

**From:** Gwen E. Newell, RLA, AICP *GN*  
Senior Planner

**Regional Planner(s):** J. Mark Huber, AICP, RLA *JMH*  
Senior Planner - Northeast Planning Area

**Date:** April 27, 2023

**Re:** Advisory Plan Review Comments  
LCPC # 76-326-5, EHM Properties, LLC  
East Cocalico Township

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to this project.

## GENERAL INFORMATION

**Subject:** Final Subdivision Plan

**Proposal:** To modify the boundary between two parcels totaling 26.707 acres for alignment with a PPL right-of-way that currently crosses both parcels.

**Owner(s):** EHM Properties, LLC

**Applicant:** Cardinal Ridge Properties, LLC

**Firm:** Diehm & Sons, Inc.

**Received:** March 17, 2023

## LOCATION

**Parcel ID #:** 0807632300000 / 0809597400000

**Address:** 201 Wabash Rd., Ephrata PA

**Location:** South side of N. Reading Rd./Rt. 272, and east side of Wabash Rd.

**Places2040:** The project site is located both within and outside the Cocalico Urban Growth Area. Portions of the properties are designated as Buildable Lands, and portions are within the Natural Conservation Character Zone.

## PATTERN

**Zoning:** General Commercial

**Present Use:** Agricultural

## TIMING

**Utilities:** Public water and sewer services exist



## RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

## SITE DESIGN COMMENTARY

1. Revised deeds for the resultant lots should be recorded as part of this plan approval. Recording new deeds with perimeter legal descriptions may avoid possible confusion during future title research of the affected properties.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

---

\* \* \*

JDH/GEN/JMH/JSN/fkg/mr

Copy: Tom Matteson, Diehm & Sons, Inc. (Lititz)

S:\COMMUNPL\LCPC\2023\5-8-23\FINAL\76-326-5 EHM Properties, LLC JMH.docx

Return to: Bernadette M. Hohenadel, Esquire  
Nikolaus & Hohenadel, LLP  
212 North Queen Street  
Lancaster, PA 17603  
717-299-3726

Parcel ID #: 080-48746-0-0000; 080-55072-0-0000; 080-67522-0-0000  
East Cocalico Township

## TEMPORARY EASEMENT AND MAINTENANCE AGREEMENT

This Agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between Wright Ebersole LLC, c/o Wright Partners, Post Office Box 1908, Media, PA 19063 (hereinafter "Wright Ebersole") and East Cocalico Township, 100 Hill Road, Denver, PA 17577 (hereinafter "Township").

### Background:

Wright Ebersole is the owner of the properties located at 2152 and 2170 N. Reading Road, Denver, East Cocalico Township, Parcel No. 080-48746-0-0000 and 080-55072-0-0000, pursuant to a deed recorded in the Office of the Recorder of Deeds for Lancaster County at Instrument #6649064 (hereinafter "Wright Ebersole Property");

Township is the owner of the property located at Hill Road, Denver, East Cocalico Township, Parcel No. 080-67522-0-0000, pursuant to a deed recorded in the office of the Recorder of Deeds for Lancaster County at Instrument #5165644 (hereinafter "Township Property").

Wright Ebersole is in the process of developing the Wright Ebersole Property for use as a warehouse/recycling.

A shared driveway currently exists on the Wright Ebersole Property and encroaches on the Township Property boundary. Wright Ebersole is requesting permission to temporarily expand the encroachment on Township Property as shown on the attached Exhibit "A", in order to facilitate maneuvering around the proposed retaining wall, grading, and stormwater management features on their site, and to continue to provide access to adjacent parcels as provided in the prior recorded Access and Cross Easement Agreement (5931408).

The parties hereto are desirous of entering into a temporary agreement to allow for continued shared use of the existing driveway, until plans for the permanent relocation of the driveway are prepared and approved.



NOW THEREFORE, in consideration of the mutual promises contained herein and intending to be legally bound, the parties hereto agree as follows:

1. All preceding Background paragraphs are incorporated as if fully set forth herein at length.
2. Township hereby grants to Wright Ebersole, for the benefit of the Wright Ebersole Property, a Temporary Easement for the encroachment of the existing driveway on the Township Property, in the area as shown on Exhibit A attached hereto (hereinafter "Easement Area"), and for the continued use of the driveway as a means of access to the Wright Ebersole Property and as means of access to other properties that utilize the existing driveway as granted pursuant to previously recorded agreements and plans.
3. Township hereby agrees that it will keep the Easement Area open and available for use as part of the expanded driveway, and will in no way seek to limit or block access to the Easement Area or otherwise prevent it from being used for the purposes herein intended.
4. The above-declared Easement shall be temporary in nature and shall be a covenant running with the land, and shall be binding on Township, Wright Ebersole and the respective successors and assigns of each, for the benefit of the Wright Ebersole Property, for a period of one(1) year or until an agreement is entered into between Township and Wright Ebersole for the permanent relocation of the existing driveway, whichever shall occur first.
5. During the term of this Temporary Easement and Maintenance Agreement, Wright Ebersole shall be responsible for the repair, upkeep, and maintenance of the existing driveway, including the Easement Area, and shall keep the driveway and the Easement Area open and available for use by Township for Township purposes.
6. This Temporary Easement and Maintenance Agreement shall be recorded in the office of the Recorder of Deeds for Lancaster County at the expense of Wright Ebersole.

IN WITNESS WHEREOF, the parties have hereunder set their hand and seal the day and year first above written.

Witness / Attest:

  
Katharine Dean

WRIGHT EBERSOLE LLC

By: Carl Wright

Name: Carl Wright

Position: Co Manager

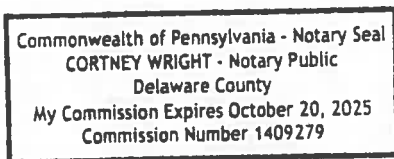
TOWNSHIP OF EAST COCALICO

By: \_\_\_\_\_  
Chair, Board of Supervisors

COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF DELAWARE )

On this 9<sup>th</sup> day of May, 2023, before me, a Notary Public, the undersigned officer, personally appeared Cari Wright, who acknowledged himself/herself to be the Co-manager of Wright Ebersole LLC, and that as such Co-manager, and being authorized to do so, executed the foregoing Agreement for the purposes therein contained by signing his/her name as such Co-manager.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



Ontario Wright (SEAL)  
Notary Public

My commission expires: October 20, 2025

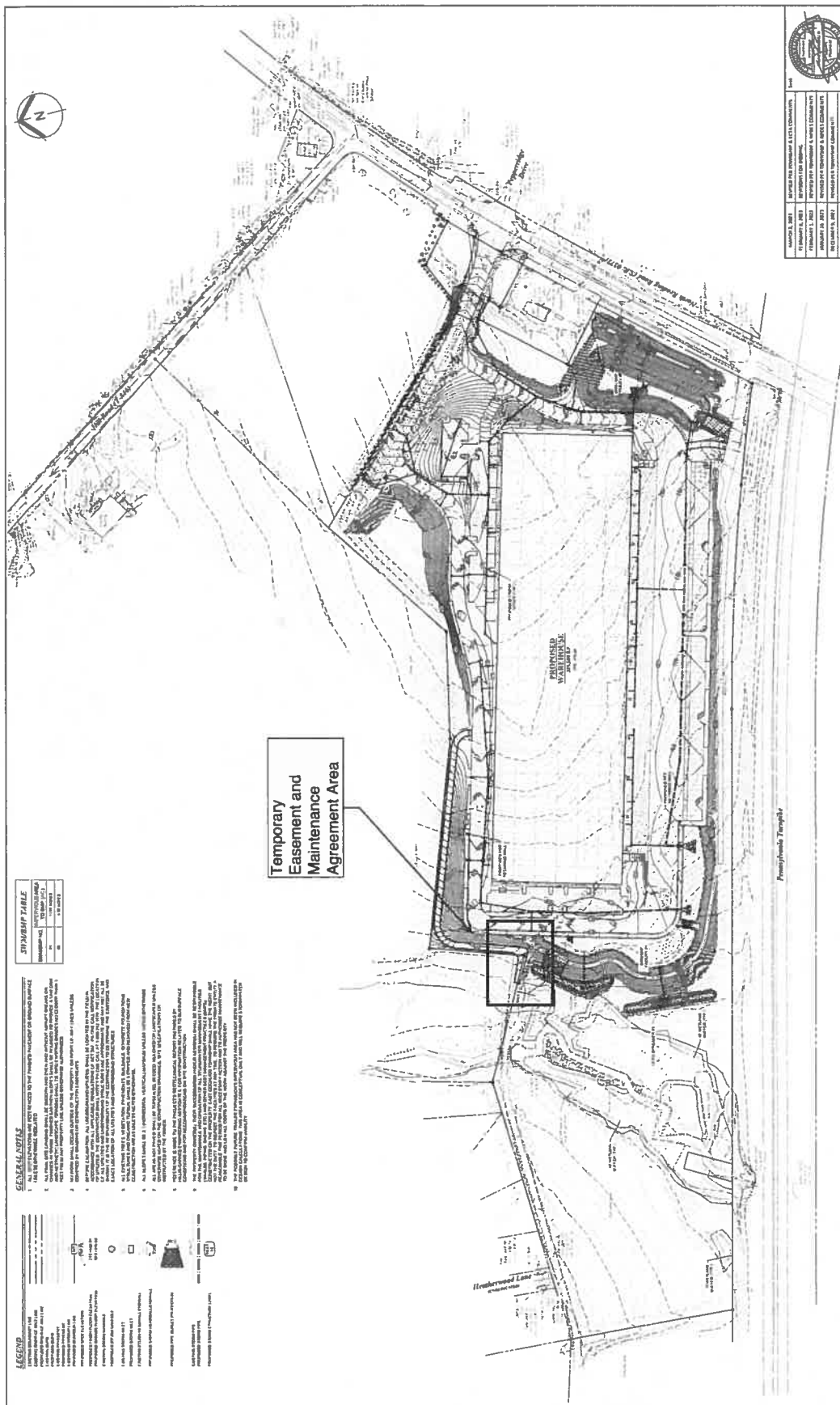
COMMONWEALTH OF PENNSYLVANIA )  
 ) SS:  
COUNTY OF LANCASTER )

On this, the \_\_\_\_\_ day of \_\_\_\_\_ 2023, before me, a Notary Public, the undersigned officer, personally appeared \_\_\_\_\_, who acknowledged himself/herself to be the Chair of the Board of Supervisors of EAST COCALICO TOWNSHIP, a Second-Class Township, and that he/she as such Chair being authorized to do so, executed the foregoing Agreement for the purposes therein contained by signing the name of the township by himself/herself as Chair.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

\_\_\_\_\_(SEAL)  
Notary Public

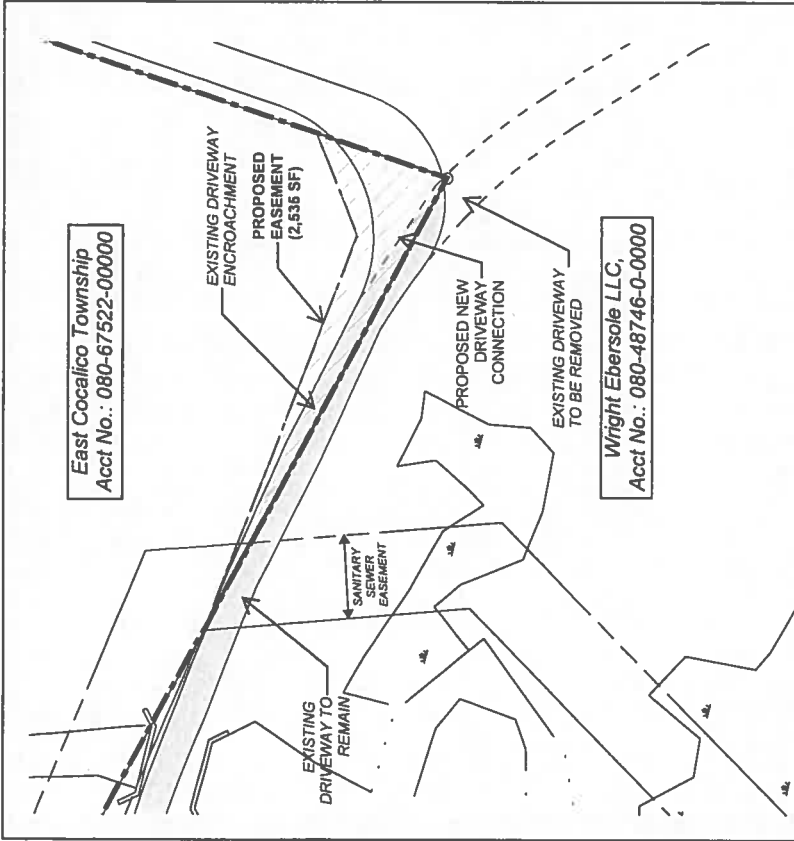
My commission expires:



DATE/ROW/MSL	TO (M)	TO (M)
1/1/1	1.0	1.0
2/1/1	1.0	1.0
3/1/1	1.0	1.0
4/1/1	1.0	1.0
5/1/1	1.0	1.0
6/1/1	1.0	1.0
7/1/1	1.0	1.0
8/1/1	1.0	1.0
9/1/1	1.0	1.0
10/1/1	1.0	1.0
11/1/1	1.0	1.0
12/1/1	1.0	1.0
13/1/1	1.0	1.0
14/1/1	1.0	1.0
15/1/1	1.0	1.0
16/1/1	1.0	1.0
17/1/1	1.0	1.0
18/1/1	1.0	1.0
19/1/1	1.0	1.0
20/1/1	1.0	1.0
21/1/1	1.0	1.0
22/1/1	1.0	1.0
23/1/1	1.0	1.0
24/1/1	1.0	1.0
25/1/1	1.0	1.0
26/1/1	1.0	1.0
27/1/1	1.0	1.0
28/1/1	1.0	1.0
29/1/1	1.0	1.0
30/1/1	1.0	1.0
31/1/1	1.0	1.0
32/1/1	1.0	1.0
33/1/1	1.0	1.0
34/1/1	1.0	1.0
35/1/1	1.0	1.0
36/1/1	1.0	1.0
37/1/1	1.0	1.0
38/1/1	1.0	1.0
39/1/1	1.0	1.0
40/1/1	1.0	1.0
41/1/1	1.0	1.0
42/1/1	1.0	1.0
43/1/1	1.0	1.0
44/1/1	1.0	1.0
45/1/1	1.0	1.0
46/1/1	1.0	1.0
47/1/1	1.0	1.0
48/1/1	1.0	1.0
49/1/1	1.0	1.0
50/1/1	1.0	1.0
51/1/1	1.0	1.0
52/1/1	1.0	1.0
53/1/1	1.0	1.0
54/1/1	1.0	1.0
55/1/1	1.0	1.0
56/1/1	1.0	1.0
57/1/1	1.0	1.0
58/1/1	1.0	1.0
59/1/1	1.0	1.0
60/1/1	1.0	1.0
61/1/1	1.0	1.0
62/1/1	1.0	1.0
63/1/1	1.0	1.0
64/1/1	1.0	1.0
65/1/1	1.0	1.0
66/1/1	1.0	1.0
67/1/1	1.0	1.0
68/1/1	1.0	1.0
69/1/1	1.0	1.0
70/1/1	1.0	1.0
71/1/1	1.0	1.0
72/1/1	1.0	1.0
73/1/1	1.0	1.0
74/1/1	1.0	1.0
75/1/1	1.0	1.0
76/1/1	1.0	1.0
77/1/1	1.0	1.0
78/1/1	1.0	1.0
79/1/1	1.0	1.0
80/1/1	1.0	1.0
81/1/1	1.0	1.0
82/1/1	1.0	1.0
83/1/1	1.0	1.0
84/1/1	1.0	1.0
85/1/1	1.0	1.0
86/1/1	1.0	1.0
87/1/1	1.0	1.0
88/1/1	1.0	1.0
89/1/1	1.0	1.0
90/1/1	1.0	1.0
91/1/1	1.0	1.0
92/1/1	1.0	1.0
93/1/1	1.0	1.0
94/1/1	1.0	1.0
95/1/1	1.0	1.0
96/1/1	1.0	1.0
97/1/1	1.0	1.0
98/1/1	1.0	1.0
99/1/1	1.0	1.0
100/1/1	1.0	1.0

17-00000 CHINESE NEWSPAPERS, COUNTRIES, AND SOCIETY. **1994**. 120p. \$14.95. ISBN 0-8203-1971-1.

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# EXHIBIT 'A'

# 2023 Monthly Report

[illegible][illegible][illegible]

05/10/23  
11:54 am

East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
GENERAL FUND

Page 1 of 15  
Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	1,880,490.00	373,744.29	1,506,745.71	19.87%
ACT 511 RE TRANSFER TAX	290,000.00	108,558.17	181,441.83	37.43%
EARNED INCOME TAX	1,875,378.00	588,744.91	1,286,633.09	31.39%
LOCAL SERVICE TAX	341,299.00	201,032.38	140,266.62	58.90%
PERMIT REVENUES	300.00	0.00	300.00	0.00%
LICENSES/FRANCHISE	134,000.00	32,286.71	101,713.29	24.09%
FINES/PARKING TICKETS	32,026.00	6,767.75	25,258.25	21.13%
INTEREST EARNINGS	67,868.00	29,258.16	38,609.84	43.11%
RENTS/ROYALTIES	14,703.00	3,538.00	11,165.00	24.06%
INTERGOV'T REV FEDERAL	0.00	0.00	0.00	0.00%
INTERGOV'T REV STATE	510,751.00	361,783.58	148,967.42	70.83%
STATE SHARED REVENUE	81,750.00	1,800.00	79,950.00	2.20%
StatePaymentsInLieuOfTax	69.00	0.00	69.00	0.00%
LOCAL GOV'T/OPER.GRANT	0.00	0.00	0.00	0.00%
LOCAL GOV'T/SHARED PAYTS	697,634.00	198,937.18	498,696.82	28.52%
COMMUNITY DEV FEES	20,950.00	7,755.95	13,194.05	37.02%
PUBLIC SAFETY	55,000.00	20,927.69	34,072.31	38.05%
INSP/PERMIT/LIC ComDev	143,750.00	78,947.48	64,802.52	54.92%
PERMITS ROADS	3,650.00	140.00	3,510.00	3.84%
RECYCLING SERVICES	4,565.00	2,361.92	2,203.08	51.74%
RECREATION/POOL	67,295.00	2,185.00	65,110.00	3.25%
MISCELLANEOUS	150.00	58.88	91.12	39.25%
DONATIONS/CONTRIBUTIONS	0.00	1,000.00	-1,000.00	100.00%
PROCEEDS/GEN.FIXED ASSETS	20,000.00	12,700.00	7,300.00	63.50%
InterfdOperatingTrans.	236,000.00	0.00	236,000.00	0.00%
REFUNDS	75,536.00	21,955.45	53,580.55	29.07%
<b>Total Revenues</b>	<b>6,553,164.00</b>	<b>2,054,483.50</b>	<b>4,498,680.50</b>	<b>31.35%</b>
SUPERVISORS	20,250.00	6,842.96	13,407.04	33.79%
MANAGEMENT	142,500.00	32,402.89	110,097.11	22.74%
FINANCIAL ADMINISTRATION	98,187.00	34,496.63	63,690.37	35.13%
TAX COLLECTOR	35,650.00	17,999.87	17,650.13	50.49%
PROFESSIONAL SERVICES	73,750.00	43,801.49	29,948.51	59.39%
GENERAL GOVT - OFFICE	192,775.00	69,341.49	123,433.51	35.97%
PERSONNEL ADMINISTRATION	2,500.00	734.98	1,765.02	29.40%
ENGINEER	64,000.00	19,011.00	44,989.00	29.70%
GENERAL GOVT - BUILDING	115,150.00	27,284.30	87,865.70	23.69%
POLICE DEPARTMENT	3,214,127.00	988,243.00	2,225,884.00	30.75%
FIRE/EMERGENCY MGT.	213,800.00	5,264.35	208,535.65	2.46%
AMBULANCE/EMERGENCY	30,000.00	0.00	30,000.00	0.00%
SEO/On Lot Sewage	500.00	0.00	500.00	0.00%
CONTRACTED SERVICES	12,500.00	3,319.20	9,180.80	26.55%
COMMUNITY DEVELOPMENT	445,868.00	101,446.96	344,421.04	22.75%
PUBLIC SAFETY	2,950.00	419.92	2,530.08	14.23%
RECYCLING	12,000.00	100.00	11,900.00	0.83%
SANITATION	150.00	0.00	150.00	0.00%
HIGHWAY DEPARTMENT	494,960.00	170,024.20	324,935.80	34.35%
SNOW MATERIALS/HIGHWAY	84,700.00	7,951.18	76,748.82	9.39%

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11:54 am

East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
GENERAL FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
-----				
TRAFFIC SIGNALS & SIGNS	25,000.00	13,355.10	11,644.90	53.42%
REPAIRS TOOLS & MACHINERY	25,000.00	6,490.80	18,509.20	25.96%
ROADS/MAINTENANCE/REPAIRS	172,500.00	7,280.63	165,219.37	4.22%
MS4/SWM/WATERSHED	141,385.00	25,743.42	115,641.58	18.21%
SWIMMING POOL	158,527.00	5,686.65	152,840.35	3.59%
PARKS	85,000.00	8,669.75	76,330.25	10.20%
LIBRARIES	30,000.00	0.00	30,000.00	0.00%
COMMUNITY	11,000.00	10,767.00	233.00	97.88%
DEBT PRINCIPAL	269,874.00	174,045.05	95,828.95	64.49%
DEBT INTEREST	22,416.00	11,824.68	10,591.32	52.75%
DEBT COSTS	0.00	0.00	0.00	0.00%
MISCELLANEOUS	1,500.00	726.51	773.49	48.43%
INSURANCE	89,413.00	70,930.62	18,482.38	79.33%
INSURANCE/BENEFITS	427,888.00	145,442.80	282,445.20	33.99%
OTHER FINANCING USES	250.00	0.00	250.00	0.00%
INTERFUND TRANSFERS				
TRANS.CAP.RES.POLICE PEN.				
TRANSFER TO STATE FUND	40,000.00	0.00	40,000.00	0.00%
-----				
Total TRANS.CAP.RES.POLICE	240,000.00	0.00	240,000.00	0.00%
-----				
Total INTERFUND TRANSFERS	240,000.00	0.00	240,000.00	0.00%
-----				
Total Expenditures	6,956,070.00	2,009,647.43	4,946,422.57	28.89%
-----				
Total GENERAL FUND	-402,906.00	44,836.07	-447,742.07	
=====				



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East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
LIGHT FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	202,900.00	39,991.62	162,908.38	19.71%
INTEREST EARNINGS	1,060.00	489.96	570.04	46.22%
<b>Total Revenues</b>	<b>203,960.00</b>	<b>40,481.58</b>	<b>163,478.42</b>	<b>19.85%</b>
TAX COLLECTION	4,025.00	714.45	3,310.55	17.75%
STREET LIGHTING	163,250.00	55,542.13	107,707.87	34.02%
<b>Total Expenditures</b>	<b>167,275.00</b>	<b>56,256.58</b>	<b>111,018.42</b>	<b>33.63%</b>
<b>Total LIGHT FUND</b>	<b>36,685.00</b>	<b>-15,775.00</b>	<b>52,460.00</b>	

05/10/23

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East Cocalico Township General Ledger  
 Current Yr Pd: 4 - Budget Status Report  
 HYDRANT FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
REAL PROPERTY TAXES	83,725.00	17,886.33	65,838.67	21.36%
INTEREST EARNINGS	665.00	341.65	323.35	51.38%
<b>Total Revenues</b>	<b>84,390.00</b>	<b>18,227.98</b>	<b>66,162.02</b>	<b>21.60%</b>
TAX COLLECTION	3,015.00	600.05	2,414.95	19.90%
PUBLIC WORKS/HYDRANT	65,700.00	32,535.00	33,165.00	49.52%
<b>Total Expenditures</b>	<b>68,715.00</b>	<b>33,135.05</b>	<b>35,579.95</b>	<b>48.22%</b>
<b>Total HYDRANT FUND</b>	<b>15,675.00</b>	<b>-14,907.07</b>	<b>30,582.07</b>	

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East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
RECREATION FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
INTEREST EARNINGS	640.00	222.73	417.27	34.80%
Recreation	200.00	0.00	200.00	0.00%
SPECIAL ASSESSMENTS	10,000.00	0.00	10,000.00	0.00%
Total Revenues	10,840.00	222.73	10,617.27	2.05%
PARKS	110,000.00	31,465.00	78,535.00	28.60%
Total Expenditures	110,000.00	31,465.00	78,535.00	28.60%
Total RECREATION FUND	-99,160.00	-31,242.27	-67,917.73	

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East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
CAPITAL RESERVE FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
INTEREST EARNINGS	46,138.00	23,721.93	22,416.07	51.42%
PERMITS/HWY/STREETS	0.00	0.00	0.00	0.00%
SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00%
TRANSFERS FROM GENERAL FD	400,000.00	0.00	400,000.00	0.00%
<b>Total Revenues</b>	<b>446,138.00</b>	<b>23,721.93</b>	<b>422,416.07</b>	<b>5.32%</b>
GENERAL GOVERNMENT	0.00	0.00	0.00	0.00%
GENERAL GOV'T BUILDING	0.00	0.00	0.00	0.00%
HIGHWAY/SHED	0.00	0.00	0.00	0.00%
TRAFFIC SIGNALS & SIGNS	0.00	0.00	0.00	0.00%
RoadRepairs/Maint.	125,000.00	0.00	125,000.00	0.00%
POOL	0.00	0.00	0.00	0.00%
PARKS	0.00	0.00	0.00	0.00%
MISC./BANK CHARGES	0.00	0.00	0.00	0.00%
Transfer to General Fund	236,000.00	0.00	236,000.00	0.00%
Transfer to Recreation fu	40,000.00	0.00	40,000.00	0.00%
<b>Total Expenditures</b>	<b>401,000.00</b>	<b>0.00</b>	<b>401,000.00</b>	<b>0.00%</b>
<b>Total CAPITAL RESERVE FUND</b>	<b>45,138.00</b>	<b>23,721.93</b>	<b>21,416.07</b>	

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East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
TRAFFIC IMPACT FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
Interest ENB	950.00	493.40	456.60	51.94%
Interest Uninvest	3,200.00	1,293.50	1,906.50	40.42%
Traffic Impact Fees	237,300.00	6,029.88	231,270.12	2.54%
<b>Total Revenues</b>	<b>241,450.00</b>	<b>7,816.78</b>	<b>233,633.22</b>	<b>3.24%</b>
Engineer Traffic Rettew	18,500.00	151.50	18,348.50	0.82%
Engineer Becker Land Plan	6,500.00	1,102.50	5,397.50	16.96%
Solicitor Traffic Impact	3,500.00	518.00	2,982.00	14.80%
Traffic Signals and Signs	10,000.00	0.00	10,000.00	0.00%
Road Repairs/Maint	400,000.00	0.00	400,000.00	0.00%
<b>Total Expenditures</b>	<b>438,500.00</b>	<b>1,772.00</b>	<b>436,728.00</b>	<b>0.40%</b>
<b>Total TRAFFIC IMPACT FUND</b>	<b>-197,050.00</b>	<b>6,044.78</b>	<b>-203,094.78</b>	

05/10/23  
11:54 am

East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
STATE FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
INTEREST EARNINGS	525.00	1,239.02	-714.02	236.00%
SHARED REV.& ENTITLEMENTS	380,487.00	387,657.47	-7,170.47	101.88%
Highways and Streets	14,350.00	0.00	14,350.00	0.00%
PROC.GEN.FIXED.ASSETS	0.00	0.00	0.00	0.00%
TRANSFER FROM GEN.FD.	0.00	0.00	0.00	0.00%
Loan Proceeds/LongTermDeb	0.00	0.00	0.00	0.00%
<b>Total Revenues</b>	<b>395,362.00</b>	<b>388,896.49</b>	<b>6,465.51</b>	<b>98.36%</b>
WINTER MAINT./SNOW	0.00	0.00	0.00	0.00%
TRAFFIC MAINT./CONTROL	0.00	0.00	0.00	0.00%
MACHINERY/TOOLS REPAIR	0.00	0.00	0.00	0.00%
ROAD REPAIRS/MAINT.	0.00	0.00	0.00	0.00%
ROAD/BRIDGE PROJECTS	463,020.00	0.00	463,020.00	0.00%
BANK CHARGES	0.00	0.00	0.00	0.00%
INTERFUND TRANSFERS	0.00	0.00	0.00	0.00%
<b>Total Expenditures</b>	<b>463,020.00</b>	<b>0.00</b>	<b>463,020.00</b>	<b>0.00%</b>
<b>Total STATE FUND</b>	<b>-67,658.00</b>	<b>388,896.49</b>	<b>-456,554.49</b>	

05/10/23

11:55 am

East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
AMERICAN RESCUE PLAN ACT

Page 1 of 1  
Finance

Account	Approved Budget	Adjustment	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
Interest ARPA Funds	2,850.00	0.00	2,850.00	1,311.56	1,538.44	46.02%
<b>Total Revenues</b>	<b>2,850.00</b>	<b>0.00</b>	<b>2,850.00</b>	<b>1,311.56</b>	<b>1,538.44</b>	<b>46.02%</b>
Wages Internship Program	7,500.00	0.00	7,500.00	1,815.00	5,685.00	24.20%
Contr Svcs Records Mgt	152,045.84	-75,923.00	76,122.84	2,145.17	73,977.67	2.82%
Cap Purch-Vent/HVAC	97,256.05	-37,256.05	60,000.00	0.00	60,000.00	0.00%
Cap Purch-Generator	32,500.00	0.00	32,500.00	22,772.50	9,727.50	70.07%
Pension Member Contribut	37,500.00	0.00	37,500.00	0.00	37,500.00	0.00%
Firefighter Air Packs	0.00	0.00	0.00	9,747.00	-9,747.00	100.00%
Traffic Preemp Devices	7,000.00	0.00	7,000.00	0.00	7,000.00	0.00%
Cap Purch Salt Shed	175,000.00	0.00	175,000.00	415.00	174,585.00	0.24%
FS4 Farm Cooperation	32,500.00	0.00	32,500.00	0.00	32,500.00	0.00%
MS4 RDA Reamstown Hghts	38,053.00	0.00	38,053.00	2,041.10	36,011.90	5.36%
MS4 Rose Hill Basins	36,366.00	0.00	36,366.00	0.00	36,366.00	0.00%
Box Culverts-Hill/White O	317,350.00	0.00	317,350.00	435.00	316,915.00	0.14%
<b>Total Expenditures</b>	<b>933,070.89</b>	<b>-113,179.05</b>	<b>819,891.84</b>	<b>39,370.77</b>	<b>780,521.07</b>	<b>4.80%</b>
<b>Total AMERICAN RESCUE PLAN</b>	<b>-930,220.89</b>	<b>113,179.05</b>	<b>-817,041.84</b>	<b>-38,059.21</b>	<b>-778,982.63</b>	
<b>Total All Funds</b>	<b>-930,220.89</b>	<b>113,179.05</b>	<b>-817,041.84</b>	<b>-38,059.21</b>	<b>-778,982.63</b>	

05/10/23  
11:54 am

East Cocalico Township General Ledger  
Current Yr Pd: 4 - Budget Status Report  
DEVELOPER FUND

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Finance

Account	Adjusted Budget	Actual	Budget Balance % of Budget	Actual
Engineer Fees Reimbursed	0.00	140,528.72	-140,528.72	100.00%
Solicitor Fees Reimbursed	0.00	2,442.00	-2,442.00	100.00%
Total Revenues	0.00	142,970.72	-142,970.72	100.00%
Engineer-Reimb Expenses	0.00	60,842.85	-60,842.85	100.00%
Solicitor Reimb Expenses	0.00	10,322.50	-10,322.50	100.00%
Total Expenditures	0.00	71,165.35	-71,165.35	100.00%
Total DEVELOPER FUND	0.00	71,805.37	-71,805.37	



# Public Works Department Report

## April 2023

1. Road/Bridge Maintenance
  - a. Cleaned streets and drains as needed
  - b. Filled potholes throughout township
  - c. Sign maintenance, clean straighten and replace as need
  - d. Cleaned bridge decks and undersides
2. Parks/Reamstown pool
  - a. Started De-winterized
  - b. Blow off skate park and walking trail daily
  - c. Cleaned up sticks and debris at parks as needed
  - d. Emptied garbage cans throughout parkland weekly
  - e. Playground inspections and maintenance
3. Equipment/vehicle maintenance
  - a. Washed trucks and equipment weekly
  - b. Oil change in 2022 chevy regular cab
  - c. Scheduled loader service
  - d. Upfitted new trucks with running boards
  - e. 2017 International insp.
  - f. Wheelloader was serviced
4. Miscellaneous
  - a. Cleaned shop and bathroom weekly
  - b. Posted Zoning hearing signage
  - c. Sign maintenance and repair



# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
Suite 201  
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Tel. (610) 286-1622

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May 11, 2023

East Cocalico Township  
100 Hill Road  
Denver, PA 17517

RE: Building and Zoning  
Inspectors Report  
April 2023

Dear Board Members:

The following Building Inspector and Zoning Officer activities were conducted in East Cocalico Township during the month of April 2023.

## Building Permits Issued

23-053B	Arthur Yoder	1124 Dogwood Dr	Deck/Sunroom
23-020AE	Four Seasons Produce	400 Wabash Rd.	Rooftop solar
23-031AE	Don Groff	65 Poplar Ave.	Rooftop solar
23-068B	Wright Ebersole LLC	2152 N. Reading Rd.	Retaining wall
23-073B	Keith Myers	169 Bonview Dr.	Finish basement
23-032AE	Eugene DeWeese	6 Rein Dr.	Rooftop solar
23-049MEP	Jeff Bahrenburg	550 Black Horse Rd.	Generator
23-059B	Eddie Mitchel	93 Scenic Dr.	Deck
23-071B	Katie & Adam Conahan	330 Mohns Hill Rd.	Deck with roof
23-014B	Jeffrey Wenger	42 Pacific Blvd. lot 33	Duplex
23-015B	Jeffrey Wenger	44 Pacific Blvd. lot 32	Duplex
23-063AE	Jared Fox	104 Scenic Dr.	Rooftop solar
23-072MEP	Air Methods Corp.	91 Stevens Rd.	Temp. electric
23-075MH	Harvey Turner	318 Pfautz Hill Rd.	Manf. home
23-077MEP	Manda-Deer Creek Electric	6 Pin Oak Dr.	Generator
23-084B	Bill & Melissa Wenger	2 E. Horseshoe Dr.	Above ground pool
23-087AE	Brandi Swavely	5 Cottonwood Ln.	Rooftop solar
23-100B	Jeffrey Ansel	144 E. Church St.	Deck
23-086B	Mark Reznik	14 Homestead Dr.	Deck & electric to shed
23-088B	Daniel & Shelby Wieder	69 Scenic Dr.	Deck, patio & electric

## Zoning Permits Issued

None

## Building Inspections Conducted

22-168B	425 S. Muddy Creek Assoc. LLC	425 S. Muddy Creek Rd.	Electric service
22-174B	Sunview Partners	3 Atlantic Blvd., lot 158	Final
22-185B	425 S. Muddy Creek Assoc. LLC	425 S. Muddy Creek Rd.	Accessibility



22-228B	Jordan & Jolene Seibel	498 Black Horse Rd.	Footer, concrete wall
22-237B	Jim & Mary Miller	200 A N. Ridge Rd.	Final
22-242B	Fulton Bank	2350 N. Reading Rd.	Final
22-251B	Elmer & Barbara Ebersol	28 Edie Dr.	Frame, rough plumbing & Mechanical
22-258B	Ashley Fichthorn	5 Oriole Dr.	Rough electric
22-264B	DF & P LLC	2350 N. Reading Rd.	Final
22-265B	Jeffrey Wenger	55 Coastal Ave., lot 28	Final
22-299AE	Jillian Shirey	20 Lee Dr.	Final
22-305B	Jason Martin / Woodcrest	225 Woodcrest Dr.	Frame, rough electric, plumbing & mechanical, wallboard
23-10B	Kim Soroko	49 Scenic Dr.	Electric service
23-14B	Jeffrey Wenger	42 Pacific Blvd., lot 33	Footer, foundation
23-15B	Jeffrey Wenger	44 Pacific Blvd., lot 32	Footer, foundation
23-17B	Neil & Hillary Hershey	3 Woodchuck Ln.	Final
23-21B	Nicholas & Jamie Myers	363 S. Reamstown Rd.	Final
23-39AE	Sarah Shanely	71 Summers Dr.	Final
23-43B	Liudviga Drobot	2 Pin Oak Dr.	Footer
23-44B	Andrew Possessky	471 Hill Rd.	Footer
23-59B	Eddie Mitchel	93 Scenic Dr.	Footer
23-63AE	Jared Fox	104 Scenic Dr.	Final
23-71B	Katie & Adam Conaham	330 Mohns Hill Rd.	Footer
23-75MH	Harvey Turner	318 Pfautz Hill Rd.	Footer
23-77MEP	Manda – Deer Creek Electric	6 Pin Oak Dr.	Rough electric, final
23-100B	Jeffrey Ansel	144 E. Church St.	Footer

#### **Zoning Permit Final Inspections Completed**

22-289Z	Thomas Steward	45 Reinholds Rd.	Shed
22-308Z	Tristan Martin	377 Hill Rd.	Walk/driveway expansion

#### **Zoning/Building Issues**

1. Responded to numerous inquiries and requests for information from Township residents, contractors and realtors pertaining to building code.

Respectfully submitted,

Josephine Tyndall  
Technicon Enterprises, Inc., II  
East Cocalico Township  
Code Enforcement Officer

cc: TEIfile/East Cocalico/monthly building and zoning report

# Zoning Report

April 2023

## **Zoning Hearing Board (April 12)**

1. WICU, Inc. (Application 768-23) – Granted relief to allow the expansion of an existing industrial use that fronts a non-arterial roadway at Industrial Boulevard.
2. Forino Properties Penn II LLC (Application 769-23) – Conducted and completed a public hearing regarding relief sought for the development of a self-storage development use at North Reading Road and James Road. Decision to be considered on May 10.

## **Zoning Permits**

- 16 zoning permits issued.



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Suite 201  
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May 2, 2023

East Cocalico Township Board of Supervisors  
100 Hill Road  
Denver, PA 17517

RE: S.E.O. Report  
April 2023

Dear Board Members:

The following S.E.O. work was conducted in East Cocalico Township during the month of April 2023.

**Septic System Permits Issued**

None

**Septic Systems Being Installed**

None

**Final Inspections Conducted**

None

**Soil Testing**

Matt Stradlin

Mohns Hill Road

Additional soil probes and percolation tests were conducted to locate a primary absorption area.

**Malfunction Investigation**

None

**Miscellaneous Tasks**

1. Responded to requests for information from residents, contractors, and realtors.

Respectfully submitted,

Quinn Haller  
Technicon Enterprises, Inc. II  
E. Cocalico Township  
Sewage Enforcement Officer

cc: TEIfile/SEO/E.Cocalico/General/Monthly SEO report

## **MS4 Department Activities for April 2023**

Doing BMP inspections on those facilities not previously inspected during 5-year permit cycle

Worked on updating the BMP inspection program to increase compliance with reporting requirements. Revised self-inspection forms.

Submitted requests for quotes to 9 contractors for the Rose Hill basin retrofit project.

Working on CDBG application process (\$200,000) for funding for Wabash Landing Recreation Area

- Worked on determining our eligibility for the grant
- Working on documents to support our application to LCRA
- Created documents for Rec. Board, Planning Commission, Supervisors
- Submit Letter of Intent for Grant Application

Historic Reamstown Keystone Sign (1920's) - arrange to get sign, working to get landowner approval for sign placement, plan restoration and remounting

Field inspection of PennDOT stormwater outfall from Rt 222 near Muddy Creek Rd. Needs work.

Responded to stormwater related complaints

Meetings attended: 4/5 - Full Partners Meeting-Lancaster Clean Water Partners (in Lancaster), 4/17 – CDBG project start meeting with LCRA (Zoom), 4/18 - Core Team meeting of the Upper Cocalico Creek Floodplain Restoration Partnership (W. Cocalico Twp.)

Manage Zoom broadcast for BoS meetings