

NOTICE TO THE CITIZENS OF EAST COCALICO TOWNSHIP

Per Chapter 220, Article VI of the Code of the Township of East Cocalico, as amended, the East Cocalico Zoning Hearing Board will conduct a public hearing on June 14, 2023, at 7PM at the East Cocalico Township Building, 100 Hill Road, Denver, PA, as to:

Application 771-23 Lebanon Valley Investments, LLC, Owner of Record of 446 Hill Road, TPNs 080-06382-0-0000, 080-49949-0-0000; and, 080-95538-0-0000, located in the Conservation Zone, seek (1) a Special Exception from §220-6 and §220-13.C(4) to permit a Recreation Center and indoor bedroom campsites; and, (2) variances from (a) §220-13.H to allow impervious coverage greater than 20%, (b) §220-29 to allow a basin to be installed as shown on site plans, with acknowledgement the Historic and Riparian Buffer Overlay Map inaccurately depict the location of the Riparian Buffer at the property; (c) §220-29.E(1) to allow basin grading and berm within Riparian Zones 2 and 3; (d) §220-39 to allow the Recreation Center to be constructed without direct access to a street; (e) §220-42.C(2) and §220-48.F to retain existing parking with addition of 19 parking spaces to serve the Recreation Center; (f) §220-43 to not provide a loading/unloading space at the Recreation Center; and, (g) §220-44 to provide no additional landscaping.

Application may be examined at the Township Building, 100 Hill Road, M-F, 8AM-4:30PM. At the time of hearing any person or party interested will have full opportunity to be heard. The Board reserves the right to conduct such other business as may come before it. Persons with a disability who wish to attend the public hearing and require an accommodation to participate in the hearing should contact East Cocalico Township at (717) 336-1710.

Ashley Fichthorn, Chairman
E. Richard Young, Solicitor