

# EAST COCALICO TOWNSHIP

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

## AGENDA

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

1. July 19, 2023 Meeting minutes
2. HARDI, LLC (RZ 2023-02)
  - Review of a proposed re-zone at Pfautz Hill Road.
3. adjournment

### current applications & review deadlines

- Village at East Cocalico (LD 2021-02) – *August 12, 2023 (extension approval pending)*
- Wright Ebersole (LD 2021-03) – *September 12, 2023*
- Slatewood (LD 2021-01) – *September 29, 2023*
- Mt. Zion Baptist Church (LD 2018-01) – *review period waived*
- Roechling (LD 2022-01) – *review period waived*
- Dutch Cousin Campground (LD 2022-03) – *review period waived*
- Grande (LD 2023-01) – *review period waived*

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

July 19, 2023 Meeting Minutes will be distributed by July 23, 2023

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS

PROPERTY INDEX – 080-68327-0-0000

Date of Application, April 4, 2023

Applicant – HARDI LLC, C/O Harvey Turner IV

MAY 24 2023

### **Petition for Zoning Map Amendment - REVISED**

#### **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) 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 in the Suburban Residential (R-1) Zoning District.
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 General Commercial (GC) and Rural Residential (RR) Zoning Districts.

#### **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 Adjoint 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: 5/18 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@ephratalawgroup.com

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

MAY 24 2023

---

## THIS DEED

---

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

Exhibit A

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 entireties.

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

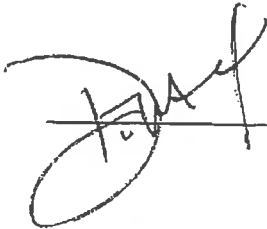
**T**ogether with all and singular the buildings, improvements, ways, waters, water-courses, driveways, rights, liberties, hereditaments and appurtenances, whatsoever thereunto belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, 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.

**T**o 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.

**A**nd 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

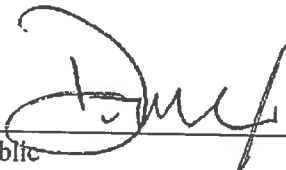
  
Notary Public  
My commission expires \_\_\_\_\_

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

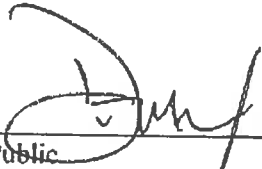
  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

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.

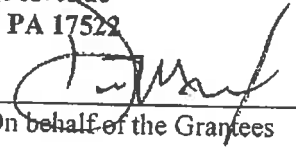
I hereunto set my hand and official seal.

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

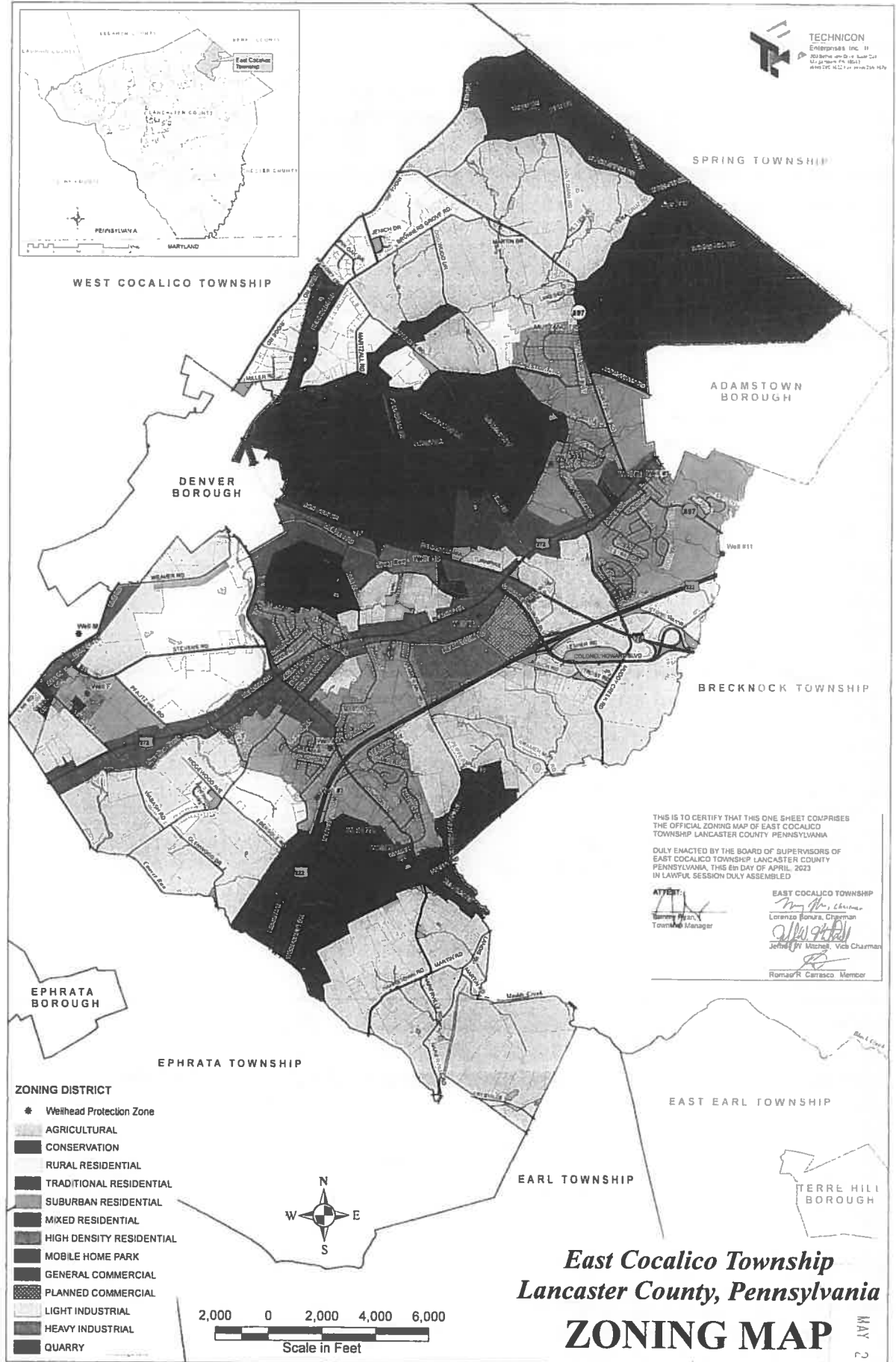
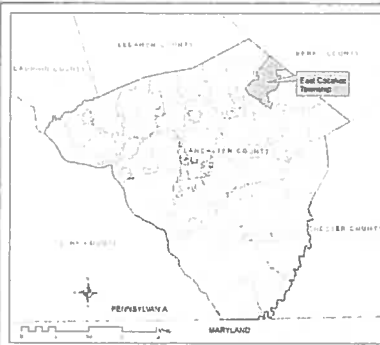
  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

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





THIS IS TO CERTIFY THAT THIS ONE SHEET COMPRISES  
THE OFFICIAL ZONING MAP OF EAST COCALICO  
TOWNSHIP LANCASTER COUNTY PENNSYLVANIA  
DULY ENACTED BY THE BOARD OF SUPERVISORS OF  
EAST COCALICO TOWNSHIP LANCASTER COUNTY  
PENNSYLVANIA, THIS 8th DAY OF APRIL, 2023  
IN LAWFUL SESSION DULY ASSEMBLED

**ATTEST:**  
Tammie Ryan, A  
Township Manager

**EAST COCALICO TOWNSHIP**  
Lorenzo Bonura, Chairman  
Jeffrey W. Mitchell, Vice Chairman  
Romano R. Carrasco, Member

- ZONING DISTRICT**
- \* Wethead Protection Zone
  - AGRICULTURAL
  - CONSERVATION
  - RURAL RESIDENTIAL
  - TRADITIONAL RESIDENTIAL
  - SUBURBAN RESIDENTIAL
  - MIXED RESIDENTIAL
  - HIGH DENSITY RESIDENTIAL
  - MOBILE HOME PARK
  - GENERAL COMMERCIAL
  - PLANNED COMMERCIAL
  - LIGHT INDUSTRIAL
  - HEAVY INDUSTRIAL
  - QUARRY



**East Cocalico Township**  
**Lancaster County, Pennsylvania**  
**ZONING MAP**

MAY 24 2023

Exhibit C



**SOURCE OF TITLE**  
Received in Document by 8-1498-26  
Assigned file: 000-64337-00-000  
Subscription Plan 2013-0431-4

**DONORS**  
Harvey Turner  
2005 West Main St  
Glenview, PA 17322

SAT. DATA

Let Area	-	18.72 Acres
Let Use	-	By Unincorporated
Let Use Date	-	
Let Use Limit	-	
Boundary Description	-	Shadeberry Farm [Existing & Proposed]
Boundary Map	-	Include Theme Park [Existing & Proposed]
Site Address	-	
Planning Authority Name	-	
Phone Number	-	
Project Name	-	Project Road, Gwynedd PA 17322

## Zinc

Year	Country	Population (millions)	Population Growth (per cent)	Population Density (per sq km)	Population Density (per sq mile)
1950	United States	150	1.5	25	65
1950	France	45	1.0	100	260
1950	Germany	55	0.8	150	390
1950	Japan	90	0.5	300	780
1950	China	550	0.5	15	40
1950	India	350	0.5	100	260
1950	U.S.S.R.	160	0.5	10	26
1950	Canada	25	0.5	3	8
1950	South America	200	0.5	20	50
1950	Europe	500	0.5	100	260
1950	Asia	1000	0.5	10	26
1950	Africa	200	0.5	10	26
1950	Oceania	20	0.5	10	26
1950	World	2500	0.5	10	26
1950	U.S.S.R.	160	0.5	10	26
1950	China	550	0.5	15	40
1950	India	350	0.5	100	260
1950	Japan	90	0.5	300	780
1950	Germany	55	0.8	150	390
1950	France	45	1.0	100	260
1950	United States	150	1.5	25	65
1950	Canada	25	0.5	3	8
1950	South America	200	0.5	20	50
1950	Europe	500	0.5	100	260
1950	Asia	1000	0.5	10	26
1950	Africa	200	0.5	10	26
1950	Oceania	20	0.5	10	26
1950	World	2500	0.5	10	26
1950	U.S.S.R.	160	0.5	10	26
1950	China	550	0.5	15	40
1950	India	350	0.5	100	260
1950	Japan	90	0.5	300	780
1950	Germany	55	0.8	150	390
1950	France	45	1.0	100	260
1950	United States	150	1.5	25	65
1950	Canada	25	0.5	3	8
1950	South America	200	0.5	20	50
1950	Europe	500	0.5	100	260
1950	Asia	1000	0.5	10	26
1950	Africa	200	0.5	10	26
1950	Oceania	20	0.5	10	26
1950	World	2500	0.5	10	26
1950	U.S.S.R.	160	0.5	10	26
1950	China	550	0.5	15	40
1950	India	350	0.5	100	260
1950	Japan	90	0.5	300	780
1950	Germany	55	0.8	150	390
1950	France	45	1.0	100	260
1950	United States	150	1.5	25	65
1950	Canada	25	0.5	3	8
1950	South America	200	0.5	20	50
1950	Europe	500	0.5	100	260
1950	Asia	1000	0.5	10	26
1950	Africa	200	0.5	10	26
1950	Oceania	20	0.5	10	26
1950	World	2500	0.5	10	26
1950	U.S.S.R.	160	0.5	10	26
1950	China	550	0.5	15	40
1950	India	350	0.5	100	260
1950	Japan	90	0.5	300	780
1950	Germany	55	0.8	150	390
1950	France	45	1.0	100	260
1950	United States	150	1.5	25	65
1950	Canada	25	0.5	3	8
1950	South America	200	0.5	20	50
1950	Europe	500	0.5	100	260
1950	Asia	1000	0.5	10	26
1950	Africa	200	0.5	10	26
1950	Oce				

Ufcmo

- UNSAFE DIRECTION: A DIRECTION IN WHICH AN

1	W00100 ZONING LTR. TO REJECT. 12/28/2016 10:06 AM	3/8/21	2
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			

MAY 24 2023

$$F_{x|h} + B$$

MAY 24 2023



3,000 0 3,000  
Feet

Map data derived from data provided by Lancaster County and PAMAP

08/30/2010

R000866.0431

**HRG**  
Hatch, Ross & Grubbs, Inc.  
Engineering & Related Services

1846 Charter Lane  
P.O. Box 16337  
Lancaster, PA 17605  
717.291.1783  
Fax 717.291.2992  
www.hrg-inc.com  
Offices Statewide

Urban Growth Boundary	Projected Growth	Other
Urban Growth Boundary	Office	Retail
Pavement	Residential	Office / Retail
Excluded Area	School	Hotel
Municipal Boundary	Industrial	Hotel / Place of Worship
	Industrial / Retail	Hotel / Church / Fast Food Restaurant
		Medical Facility

(DO NOT SCALE OR CUT THIS MAP)

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

Exhibit C

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

MAY 24 2023

Account	Owner	Address	Deed Ref.
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

MAY 24 2023

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

AN ORDINANCE OF THE TOWNSHIP OF EAST COCALICO, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST COCALICO 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.

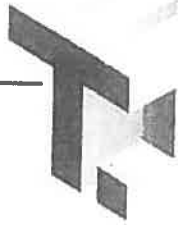
**EAST COCALICO TOWNSHIP**

Lancaster County, Pennsylvania

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

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

EXHIBIT E



# TECHNICON

Enterprises Inc., II

200 Bethlehem Drive  
Suite 201  
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

July 10, 2023

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

HARDI, LLC  
Pfautz Hill Road  
Rezoning Petition for Zoning Map Amendment  
TEI File: 4035-154

Dear Commission Members:

At the Township's request, we have conducted a zoning review of this petition to amend the East Cocalico Township zoning map for an existing 19.72 acre tract of land currently located on the west side of Pfautz Hill Road (T-746) in the Suburban Residential Zone (R-1) zoning district. The tract is currently utilized as a Mobile Home Park and proposes to rezone the property to Mobile Home Park Residential (MHP).

We have reviewed the referenced application and offer the following comments:

1. The subject tract currently is utilized as a mobile home park with 29 existing units and has been in operation for over 60 years. The existing use is a pre-existing non-conforming use allowed to continue in its current state in the Suburban Residential (R-1) zoning district. Rezoning of the tract to the Mobile Home Park Residential (MHP) zoning district would allow the existing use to become permitted by right as noted in §220-18.B(3) of the Zoning Ordinance. The use could also be expanded by special exception approval by the Zoning Hearing Board under §220-18.C(1) & §220-108.
2. If the rezoning is approved, any proposed expansion of the mobile home park, in addition to needing special exception approval from the ZHB and meeting density requirements, would also need to be part of a formal land development application to the Township. Other applicable regulations, including but not limited to, landscaping, screening, buffer strip, parking, etc. would also be reviewed upon submission of an actual land development proposal for the property.
3. The property appears to be located in the Cocalico Urban Growth Area.
4. The applicant should consider any review comments generated by the Lancaster County Planning Commission.



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

Respectfully submitted,

Michael L. Reinert, P.E.  
Technicon Enterprises, Inc. II  
Interim Township Engineer/Zoning Officer

cc: Tommy Ryan, Township Manager  
Lisa Kashner, Township Secretary  
Matthew J. Creme, Jr., Esq., Township Solicitor  
John Schick, P.E., Rettew Associates  
HARDI, LLC  
Jennifer Mejia, Esquire, Mejia Law Group, LLC  
TEI File: Municipal/East Cocalico/4035-154-ltr01 HARDI, LLC rezoning petition.doc



3020 Columbia Avenue, Lancaster, PA 17603  
E-mail: rettew@rettew.com • Web site: rettew.com

We answer to you.

Phone: (800) 738-8395

## MEMORANDUM

**TO:** Tommy Ryan – Township Manager  
**FROM:** John M. Schick  
**COPY:** Michael Reinert – Technicon Entreprises, Inc. II  
**DATE:** May 31, 2023  
**PROJECT NAME:** HARDI, LLC  
**PROJECT NO.:** 031722000.2023.06  
**SUBJECT:** ZHB Application Review #1

As requested, we have reviewed the following document as prepared and submitted by Mejia Law Group, LLC:

- Petition for Zoning Map Amendment - REVISED, dated April 4, 2023, signed May 18, 2023.

We offer the following comments for your consideration:

1. The petition is requesting the Board of Supervisors to rezone a 19.72-acre tract of land located along Pfautz Hill Road from Suburban Residential (R-1) to Mobile Home Park Residential (MHP).
2. The property currently contains 29 mobile home dwelling units, and the Mobile Home Park has been in existence since the late 1950's.
3. Based on the current use of the property as well as any proposed expansion of the property with additional mobile home dwelling units, we believe that allowing this re-zoning request, that may lead to a possible future expansion, would not create any significant negative impacts to the adjacent roadway network. For a point of reference, a single-family dwelling unit generates approximately 9.43 trips per day while a mobile home dwelling unit generates approximately 7.12 trips per day.
4. Based on the information contained in the petition, and our knowledge of the site and its surrounding features, we do not have any concerns with the proposed rezoning request, from a traffic point of view.

If you have any questions or comments, please feel free to call me.

---





## Planning Department

150 North Queen Street | Suite 320

Lancaster, Pennsylvania 17603

Phone: 717-299-8333

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

### County Commissioners

Ray D'Agostino, Chairman

Joshua G. Parsons, Vice Chairman

John B. Trescot, Commissioner


### Executive Director

Scott W. Standish

## MEMORANDUM

23LU

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

**From:** J. Mark Huber, AICP, RLA   
Senior Planner

**Date:** July 13, 2023

**Re:** CPO #: 8-200, Rezoning  
East Cocalico Township  
LCPC Meeting of July 10, 2023

### SITE INFORMATION

**Owner(s):** Hardi, LLC  
**Applicant:** Hardi, LLC  
**Parcel ID #:** 0806832700000  
**Address:** Pfautz Hill Road, Ephrata PA  
**Location:** South side of Pfautz Hill Road, west of its Reading Road (Rt. 272) intersection

The Lancaster County Planning Department (LCPD) staff has reviewed the above-referenced draft **rezoning** and recommends **disapproval**.

### PROPOSAL

The Applicant, Hardi, LLC, proposes to rezone a 19.72-acre tract of land on Pfautz Hill Road from Suburban Residential (R-1) to Mobile Home Park Residential (MHP).

This proposed change would correct a zoning non-conformity for the existing 29-unit Pfautz Hill Mobile Home Park, a neighborhood that has existed on a portion of this site since the late 1950s/early 1960s. Mobile home parks are not a permitted use in this R1 zoning district.

### BACKGROUND

The 19.72-acre tract proposed for rezoning is in the Cocalico Urban Growth Area, and it is serviced by both public water and public sewer. Approximately 5 acres of the subject tract fronting Pfautz Hill Road contain the 29 mobile homes, while the remaining 15 acres are in agricultural use.



This site is surrounded by a Rural Residential zoning district on the opposite side of Pfautz Hill Road, a General Commercial zoning district to the southeast, and a property to the southwest which was recommended for rezoning to Limited Industrial at last month's Lancaster County Planning Commission (LCPC) meeting. A 6.8-acre MHP District is also located 1,500' west of the subject tract.

Proposed MHP zoning permits by-right existing mobile home parks, as well as agricultural, forestry, parks, and single-family detached dwelling uses. It permits new mobile home parks by Special Exception, but the maximum permitted density is 5 units/acre.

The present R1 zoning permits a wider variety of uses than the proposed MHP zoning district. Of significance is R1 inclusion by-right of Village Overlay Zone (VO) developments to encourage a village-like design that provides for mixed uses, a variety of housing types, and residential densities up to 8 units/acre. Aside from this Village Overlay Zone option, R1 zoning permits by-right single-family detached dwellings at a maximum density of 4.3 units per acre if public water and sewer services are provided.

## COMMENTARY

The proposed rezoning relates to these specific *places2040*'s Big Ideas, policies, and catalytic tools:

### Creating Great Places

Provide a greater supply and diversity of housing types to own and rent: In addition to single-family detached dwellings, the existing R1 zoning provides the Village Overlay Zone (VO) option by-right. The VO allows for a mix of compatible commercial and residential uses, and it supports designs that, when implemented properly, create vibrant neighborhoods with a sense of place that also efficiently provide needed housing diversity. The VO is not a permitted use in the proposed MHP district. If this property is rezoned to MHP, it would significantly limit permitted housing options to include only mobile homes and single-family detached dwellings.

### Growing Responsibly

Grow where we're already growing: The existing R1, and to a lesser extent the proposed MHP zoning, have the potential to guide future development of this Cocalico Urban Growth Area site, and the potential to leverage previous investments of water, sewer, transportation, and employment infrastructure.

Build more compactly and efficiently: Neither the existing R1 zoning ordinance with its single-family detached dwellings, nor the proposed MHP zoning ordinance reach the recommended average housing density for the Cocalico Urban Growth Area, even if permitted maximum densities were achieved. The R1's VO option is the only present opportunity to achieve these recommended densities, but VO development is not an option in the proposed MHP zoning district ordinance. Building more compactly and efficiently within the Township's established Growth Areas allows for needed housing construction without impacting natural or agricultural land located outside the Urban Growth Boundary.

### Catalytic Tools: Simplify Zoning

Present ordinances are a good example of where Simplify Zoning initiatives could be implemented to achieve multiple goals. If the present R1 Zoning Ordinance were amended to include existing and/or new mobile home parks as a use by Special Exception, it would become easier to eliminate the current zoning non-conformity while providing greater housing choice in the Township's residential zoning district.

**CONSISTENCY WITH COMPREHENSIVE PLANS*****places2040 - Lancaster County Comprehensive Plan***

The proposed rezoning is generally inconsistent with *places2040* per the previously stated concerns.

***Strategic Comprehensive Plan for the Cocalico Region (2003)***

This plan includes Goals for Land Use and Environment including “retain the Region’s rural character by focusing new developments to ‘small-town’ compact growth areas that can be efficiently served by a wide range of public facilities, services, utilities, and roads;” and “provide for a wide range of housing types”. The proposed rezoning would reduce the range of housing types permitted in this designated Growth Area which is served by public infrastructure.

**RECOMMENDATION**

Lancaster County Planning Department staff recommends disapproval of the rezoning with the following comments:

- The proposed rezoning would eliminate the opportunity to develop a UGA site with a broader mix of uses and varied housing types, and it would eliminate the opportunity to develop land at a higher density as needed to limit any future Growth Boundary expansion.
- Mobile homes are a key housing option. To address the zoning non-conformity presented by the existing Pfautz Hill Mobile Home Park, while also continuing to offer a greater variety of uses permitted in R1 zoning, LCPD staff suggests that East Cocalico Township amend R1 Zoning District ordinance text to permit existing mobile home parks by-right, and to allow for new or expanded mobile home parks by Special Exception.

This review was done with the assistance of Joella Neff.

---

\* \* \*

JDH/JMH/JSN/fkg/ncs

Copy: Jennifer Mejia, Mejia Law Group, LLC

S:\COMMUNPL\LCPC\2023\7-10-23\FINAL\CPO 8-200 JMH.docx