

# DRAFT

## EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, JULY 26, 2021

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, July 26, 2021, at 7:30 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517 by following the CDC guidelines of social distancing.

### **ATTENDANCE:**

Planning Commission: Chairman Paul Wenger, Vice Chairman Sid Schlegel,  
Secretary Ralph Buckles, Steve Graybill, and Steve Brubaker

Land Planning Eng.: Brent Lied, P.E. and Casey Kerschner

Visitors: Alan Maxwell, Ron Secary, Claudia Shank, Bill Rountree and Hugh Simpson

**APPROVAL OF MINUTES:** Chairman Wenger noted the following Planning Commission meeting minutes were before the Commission tonight for approval.

**MOTION:** Secretary Buckles made a motion, seconded by Vice Chairman Sid Schlegel, to approve the Planning Commission Meeting Minutes from Monday, June 28, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Steve Brubaker made a motion, seconded by Steve Graybill, to approve the Planning Commission Workshop Meeting Minutes from Wednesday, July 21, 2021. No questions or comments were offered. Motion carried unanimously. (5/0)

**PETITION TO AMEND THE ZONING ORDINANCE AND MAP:** Mr. Lied introduced and provided background on the petition to amend the East Cocalico Township Zoning Ordinance and Zoning Map, as submitted by Wright Partners, LLC., related to the Black Horse Commons project. The petition has been forwarded to the Lancaster County Planning Department for official review.

Ms. Shank distributed a concept plan to the Planning Commission and highlighted the project ; highlighting that Wright Partners are requesting that the majority of the property, with exception to a portion along the frontage of S.R. 0272, be rezoned from the General Commercial (C-1) Zoning District to the Light Industrial (I-1) Zoning District, and additionally requesting amendments to the East Cocalico Township Zoning Ordinance to facilitate the proposed development of the property as a manufacturing/warehousing facility, without requiring a Special Exception from the Zoning Hearing Board. Mr. Secary discussed the proposed project and further highlighted aspects of the site plan to the Planning Commission, highlighting the area to be rezoned from General Commercial to Light Industrial, and the area to remain general Commercial. Lengthy discussions continued regarding the proposed project, the Zoning Map and the Zoning Ordinance amendment. Mr. Lied reminded the Planning Commission that while it is interesting to hear about the potential proposed project and proposed client, the Zoning Map and Zoning Ordinance amendments need to be considered as though all the uses identified in the Light Industrial Zone could be pursued by this applicant, or any other possible future applicants. It was also noted that the proposed amendments impact the standards for manufacturing/warehousing in the Heavy Industrial Zone (I-2). The applicant indicated that they are not necessarily opposed to a residential zoning for the extreme western portion of the property, they wanted to simplify the request at this time. The applicant indicated they do not have an intent to develop the western portion with industrial type uses. Questions and comments were asked which were answered.

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**SUBDIVISION AND LAND DEVELOPMENT PLANS:** Mr. Lied highlighted the following plans.

**VILLAGE AT EAST COCALICO – FINAL PLAN (08-22-2021):** Hugh Simpson, project representative, was present. Mr. Lied provided an introduction to the plan and project. Mr. Simpson displayed and further highlighted key aspects of the project and recent adjustments since the prior conditional approval of the Preliminary Plan. The Planning Commission noted their initial concerns with aspects of the current architectural information and exterior building materials. It was noted that the current architectural concepts do not include any masonry, brick or stone materials. Mr. Simpson noted he would evaluate the architecture and discuss further options with his architect, and present any updates to the Planning Commission at a future meeting. Mr. Simpson indicated that he does not believe that limited stone or brick would be the best architectural route to pursue, but noted there are various other architectural materials or elements that may potentially address any concerns the Township have. Lengthy discussions continued. Mr. Lied noted that the applicant is awaiting review comments from the LCCD/DEP, PennDOT, ECTA and the Township Transportation Consultant. Mr. Simpson acknowledged receipt of the Becker review letter earlier in the day and indicated they would evaluate the comments and coordinate with Becker and the Township. Based on the current deadline for action, Mr. Lied indicated that the Board of Supervisors will need to consider a time extension in the near future. Mr. Simpson verbally offered a 90-day time extension, and stated that he will follow-up with the submission of a written time extension offer to the Township in the near future. Comments and questions were asked, which were answered.

**MOTION:** Secretary Ralph Buckles made a motion, seconded by Vice Chairman Sid Schlegel, to recommend approval of a future 90-day time extension for the Village at East Cocalico Final Plan, when submitted by the applicant. No further questions or comments were offered. Motion carried unanimously. (5/0)

**MOTION:** Vice Chairman Sid Schlegel made a motion, seconded by Steve Brubaker, to table the Village at East Cocalico Final Plan. No further questions or comments were offered. Motion carried unanimously. (5/0)

**SHADY GROVE CAMPGROUND – LOT ANNEXATION PLAN/SWM PLAN (09-22-2021):** There were no project representatives present tonight for this plan. Mr. Lied briefly noted that there has been no new information submitted relative to this project.

**MOTION:** Secretary Buckles made a motion, seconded by Vice Chairman Schlegel, to table the Shady Grove Campground Lot Annexation Plan/SWM Plan. No further questions or comments were offered. Motion carried unanimously. (5/0)

**MT. ZION BAPTIST CHURCH FINAL LAND DEVELOPMENT PLAN (10-11-2021):** There were no project representatives present tonight for this plan. Mr. Lied highlighted the plan status noting that no further action is required since the Planning Commission as it was previously recommended conditional approval.

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**GENERAL DISCUSSION ITEMS / BRIEFING ITEMS:** Mr. Lied briefly highlighted on-going construction projects and other items. Discussions were held, comments and questions were asked, which were answered.

**ADJOURN:**

**MOTION:** There being no further business to come before the Planning Commission, Secretary Buckles made a motion, seconded by Steve Brubaker to adjourn the meeting at 9:40 p.m. There were no questions. Motion carried unanimously. (5/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township  
Recording Secretary