

# DRAFT

## EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 19, 2022

The advertised meeting of the East Cocalico Township Planning Commission was called to order on Monday, December 19, 2022, at 7:30 p.m., held in-person at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

### **ATTENDANCE:**

Planning Commission: Chairman Paul Wenger, Vice Chairman Steve Brubaker,  
Secretary Sarah Mains, Don Miller, Allan Day, Steve Graybill,  
and Charles Shupp

Township Staff: None

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

Visitors: Chris Falencki, P.E., Tony Luongo, Daryl Martin, Edwin Martin,  
Terry Bauman, Galen Martin, Dwight Yoder, and Jeff Hoover

The meeting was called to order. This meeting was duly advertised in the Lancaster Newspapers on December 1, 2021.

### **1) CALL TO ORDER**

- 2) APPROVAL OF MINUTES:** The November 28, 2022, Planning Commission meeting minutes were before the Commission tonight for approval.

**MOTION:** Don Miller made a motion, seconded by Vice Chairman Steve Brubaker, to approve the Planning Commission Meeting Minutes from Monday, November 28, 2022. No questions or comments were offered. Motion carried unanimously. (7/0)

**ZONING ORDINANCE TEXT AMENDMENT:** Brent Lied provided a brief update on the status of the Petition for Text Amendment to the Zoning Ordinance as prepared and submitted by Dwight Yoder of Gibbel, Kraybill & Hess, LLP. Mr. Yoder was present at the meeting to represent the petitioner. Mr. Lied explained that while the proposed amendment is submitted by a specific future intended applicant, the amendment shall be considered as a change to the Zoning Ordinance applicable to all potential similar properties or applicants. Mr. Lied noted that the Petition for Text Amendment was previously introduced by Mr. Yoder and discussed with the Planning Commission at the past meeting on November, 28, 2022, although following the presentation and discussions, the Planning Commission elected to delay making a formal motion until additional members could be present. Mr. Lied noted that subsequent to the last Planning Commission meeting, the Lancaster County Planning Commission completed a

**ZONING ORDINANCE TEXT AMENDMENT:**

***(CONTINUED)***

review of the petition and issued a supportive letter, dated December 6, 2022. Mr. Yoder provided further explanation of the reasoning behind the proposed text amendment, and the process by which heavy equipment service and repair facilities would be permitted in the General Commercial (C-1) Zoning District, if the amendment is adopted. Mr. Yoder answered various questions from the Planning Commission, and Jeff Hoover, of Cardinal Ridge Properties, (petitioner) provided further information related his business and operations.

**MOTION:** Chairman Paul Wenger made a motion, seconded by Steve Graybill, to recommend approval of the Petition of Text Amendment to the Zoning Ordinance as presented, to authorize heavy equipment service and repair facilities by special exception on certain properties located in the General Commercial Zone (C-1). No questions or comments were offered. Motion carried unanimously. (7/0)

**5) SUBDIVISION AND LAND DEVELOPMENT PLANS:**

**A) DUTCH COUSINS CAMPGROUND PRELININARY SUBDIVISION & LAND DEVELOPMENT PLAN (02-26-2023):** Mr. Kerschner recommended that the proposed agenda be altered out of respect for the attendee's present. As a result, the Dutch Cousins Campground project was moved forward for briefing discussions. Mr. Lied noted that the Township recently received the submission which is currently under review for discussion at a future meeting. Mr. Lied indicated that there was a prior pre-application meeting with the applicant, applicant's consultant, the Township and Becker. Mr. Lied provided a general overview of the proposed project. Chris Falencki, P.E., was in attendance to provide further explanation of the project. Mr. Lied noted that as previously discussed during the pre-application meeting there are critical Zoning Ordinance determinations to be made, especially since the project proposes 13 bedrooms within a structure. Mr. Falencki, explained that the proposed approach would eliminate 13 campsites to not reflect an increase in the use. Mr. Falencki, confirmed that the submission was made to obtain clarification of the Zoning Ordinance requirements. Discussions continued regarding on-lot sanitary sewer, SEO evaluations, potential DEP sewage facilities planning, stormwater design approach, existence of "paper streets" from a proper subdivision, etc. Following the discussions, the plan was tabled.

**B) SLATEWOOD PRELIMINARY SUBDIVISION PLAN (01-23-2023):** Casey Kerschner discussed the project and provided an update relative to a recent technical review meeting held with the applicant's consultant, also attended by the Planning Commission Chairman. Brief discussions were held. Comments and questions were asked which were answered.

**MOTION:** Don Miller made a motion, seconded by Secretary Sarah Mains, to recommend approval of a future Time Extension, when submitted by the applicant. Motion carried unanimously. (7/0)

**SUBDIVISION AND LAND DEVELOPMENT PLANS:**

***(CONTINUED)***

**C) BLACKHORSE / PURECYCLE PRELIMINARY LAND DEVELOPMENT PLAN (02-21-2023):** Mr. Lied discussed the project and provided background regarding recent discussions and coordination with the applicant and the Board of Supervisors. Mr. Lied noted that updated plans were recently resubmitted, and the applicant has an extremely aggressive timeline in an attempt to retain a perspective tenant. The applicant has also recently received a technical deficiency letter from DEP regarding the NPDES Permit review. Mr. Lied stated that significant issues remain to be resolved, especially as it pertains to the proposed relocation of Hill Road, requested termination of existing Hill Road connection with Route 272, impacts to adjacent properties and associated PennDOT Highway Occupancy Permitting. Discussions were held. Comments and questions were asked which were answered. Mr. Lied indicated that the plan will be discussed in more detail at the next meeting, following the issuance of associated plan review letters.

**6) GENERAL DISCUSSION / BRIEFING ITEMS:**

**A) 300 STEVENS ROAD FINAL MINOR SUBDIVISION PLAN (03-19-2023):** Mr. Lied provided a briefing introduction to the proposed project and recently submitted plan, which involves the proposed subdivision of a 1-acre lot around an existing residential structure from the property containing the Fox Chase Golf Club. Mr. Lied noted that the lot is served by public water and on-lot sanitary sewer. Mr. Lied highlighted that the lot as proposed will not have frontage on a public road or approved private street. Mr. Lied indicated that prior to the recent departure of the Director of Community Development, she had some communications with the Township Solicitor regarding certain key Zoning Ordinance aspects, which Technicon will now review and evaluate for compliance. Mr. Lied explained that the proposed access to the lot would be over a shared access drive to Stevens Road, which would result in the need for a shared access agreement. Mr. Lied stated that as required of other similar project which utilize access to a state road, the Township Transportation Consultant supports the requirement for the applicant to provide evidence of a valid Highway Occupancy Permit, or obtain one if not currently permitted. Mr. Lied indicated that the plan will be discussed in more detail at the next meeting, following the issuance of associated plan review letters.

**B) ROECHLING MEDICAL LANCASTER PRELIMINARY/FINAL LAND DEVELOPMENT PLAN (03-19-2023):** Mr. Lied provided a briefing introduction to the proposed project and recently submitted plan, which involves various proposed building expansions at the existing Roechling facility along Denver Road. Mr. Lied noted that there was a prior pre-application meeting with the prior Township Manager and Becker regarding this project. The site is serviced by ECTA public water and public sanitary sewer, and is accessed from an existing access drive from Denver Road which includes an existing left turn lane. The site also has a secondary emergency access onto Route 272. Mr. Lied noted that project will require modifications to the existing stormwater management facilities and an NPDES permit. Mr. Lied indicated that the plan will be discussed in more detail at the next meeting, following the issuance of associated plan review letters.

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## EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, DECEMBER 19, 2022

### GENERAL DISCUSSION / BRIEFING ITEMS:

(CONTINUED)

**C) UPDATE REGARDING PRE-PLANNING MEETING:** Discussions were held. Mr. Lied indicated that there have been various recent requests related to pre-applications meetings with the Township and further details will be provided following those future discussions.

**D) UPDATE REGARDING STATUS OF ACTIVE CONSTRUCTION PROJECTS:** Mr. Kerschner and Mr. Lied asked if there were any questions relative to currently active construction projects. Limited discussions were held.

**E) NEXT PLANNING COMMISSION MEETING:** Monday, January 23, 2023, at 7:00 pm which will commence with re-organization

### 7) ADJOURN:

**MOTION:** There being no further business to come before the Planning Commission, Don Miller made a motion, seconded by Vice Chairman Steve Brubaker, to adjourn the meeting at 9:24 p.m. There were no questions. Motion carried unanimously. (7/0)

Respectfully submitted,

Lisa A. Kashner  
East Cocalico Township, Recording Secretary