

MEMO

to: Board of Supervisors

from: Tommy Ryan, Township Manager

cc:

date: December 29, 2023

re: annual appointments, schedules & establishments

Below please find information regarding annual appointments, schedules and other matters. The Members will discuss and act upon these items at the January 2 Reorganization Meeting.

I. OFFICIAL APPOINTMENTS

- a. Township Manager, Tommy Ryan
- b. Chief of Police, Steven Savage
- c. Police Commissioner, Lorenzo Bonura
- d. Public Works Director, Abraham Stick
- e. Interim Finance Director, Government Finance Solutions
- f. Recording Secretary, Lisa Kashner
- g. Right-To-Know Officer, Tommy Ryan
- h. Pension Plans Administrative Officer, Tommy Ryan
- i. Zoning Officer, Tommy Ryan
- j. Assistant Zoning Officer, Technicon Enterprises Inc. II
- k. Fire Marshal, Harvey Archey
- l. Emergency Management Coordinator, Scott Achey
- m. Deputy Emergency Management Coordinators, Donny Stover and Jason Oberholtzer
- n. Intergovernmental Group, Delegates, Daniel Burton and Dan Becker
- o. Intergovernmental Group, Alternate Delegate, Scott Carl
- p. Building Code Official, Technicon Enterprises Inc. II
- q. Engineer, Technicon Enterprises Inc. II
- r. Alternate Engineer, RETTEW
- s. Traffic Engineer, RETTEW
- t. Alternate Traffic Engineer, Dimmerling Consulting, Inc.
- u. Sewage Enforcement Officer, Technicon Enterprises Inc. II
- v. Stormwater Enforcement Officer, Technicon Enterprises Inc. II
- w. Solicitor, Nikolaus & Hohenadel, LLP
- x. Special Counsel, Eckert, Seamans, Cherin & Mellott, LLC
- y. MS4 Engineering Consultant, Land Studies
- z. PSATS Convention Delegates, Lorenzo Bonura, Jeffery Mitchell, and Daniel Burton
- aa. PSATS Convention Voting Delegate, Lorenzo Bonura
- bb. Designated users with Ephrata National Bank and Univest Bank and Trust, Lorenzo Bonura, Jeff Mitchell, Daniel Burton, and Government Finance Solutions
- cc. Designated signatories with Ephrata National Bank and Univest Bank and Trust, Lorenzo Bonura, Jeff Mitchell, Daniel Burton, and Tommy Ryan

- dd. HIPPA Compliance Officer and CDL Coordinator, Tommy Ryan
- ee. Lancaster County Tax Collection Bureau, Delegate, Tommy Ryan
- ff. Lancaster County Tax Collection Bureau, Alternate Delegate, Michael Hession

II. VOLUNTEER APPOINTMENTS

- a. Vacancy Board Chair (*one-year term expires 12/31/24*)
 - i. *Paul Keller*
- b. East Cocalico Township Authority Member, two positions (*five-year terms expire 12/31/28*)
 - i. *Richard Shober*
 - ii. *June Kinback*
- c. Zoning Hearing Board Member (*three-year term expires 12/31/26*)
 - i. Kurt Russell
- d. Zoning Hearing Board Alternate Member (*three-year term expires 12/31/26*)
 - i. [none]
- e. Planning Commission Member, two positions (*four-year terms expire 12/31/27*)
 - i. *Paul Wenger*
 - ii. *Steve Graybill*
- f. Recreation Board Member, two positions (*five-year terms expire 12/31/28*)
 - i. [none]
 - ii. [none]
- g. Recreation Board Member (*balance of vacated term expires 12/31/26*)
 - i. [none]

italics denotes incumbent

III. SCHEDULES

- a. holiday schedule (office observance dates):
 - i. Presidents' Day (February 19);
 - ii. Good Friday (March 29);
 - iii. Memorial Day (May 27);
 - iv. Independence Day (July 4);
 - v. Labor Day (September 2);
 - vi. Thanksgiving Day (November 28);
 - vii. the day after Thanksgiving (November 29);
 - viii. Christmas Eve Day (December 24, offices close at noon);
 - ix. Christmas Day (December 25); and,
 - x. New Year's Day (January 1, 2025);

b. meeting schedule:

- i. Board of Auditors 2024 Reorganization Meeting held January 3, 4pm;
- ii. Board of Supervisors Meetings held on January 18, February 1 and 15, March 7 (*held at Stevens Fire Co., 91 Stevens Road*) and March 21, April 4 and 18, May 2 and 16, June 6 (*held at Reamstown Fire Co., 12 West Church Street*) and June 20, July 18, August 1 and 15, September 5 (*held at Smokestown Fire Co., 860 Smokestown Road*) and September 19, October 3 and 17, November 7 and 21, and December 5 and 19;
- ii. Pension Board meetings held at 8:30am on January 10, April 17, July 17, and October 19;
- iii. Planning Commission meetings held on January 22, February 26, March 25, April 22, May 20, June 24, July 22, August 26, September 23, October 28, November 25, December 23;
- iv. Recreation Board meetings held January 9, February 13, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, December 10;
- v. Zoning Hearing Board meets as advertised or announced;
- vi. Board of Supervisors 2025 Reorganization meeting held on January 6, 2025; and,
- vii. Unless otherwise noted above, or as later advertised or announced, all meetings held at 7PM at East Cocalico Township Municipal Building, 100 Hill Road.

IV. OTHER ESTABLISHMENTS

- a. Township depositories – Ephrata National Bank; Univest Bank and Trust
- b. vehicle reimbursement rate – IRS-approved rate for miles driven for business purposes
- c. newspaper of record – *Ephrata Review*

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, DECEMBER 21, 2023, 7:00 PM**

CALL TO ORDER by Chair Bonura at 7:00 PM.

ATTENDANCE

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

ANNOUNCEMENTS

- Chair Bonura announced the Board of Supervisors met in Executive Session prior to this evening's meeting regarding a personnel matter, in specific the Financial Administrator position.
- Chair Bonura noted this evening's meeting is being recorded for rebroadcast.

MEETING MINUTES

Chair Bonura made a motion to approve the December 7, 2023 Meeting minutes. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

C&B Development LLC (RZ 2023-03) – Matt Close, Petitioner, commented on reviews by, and recommendations received from, the Lancaster County Planning Department and the East Cocalico Planning Commission. Mr. Close commented on building tenancy, and on the calculation of projected vehicle trips to and from the site.

Mr. Mitchell commented on East Cocalico farmland preservation efforts, and on Lancaster County farmland preservation efforts.

Mr. Carrasco commented on property zoning history, soil conditions, and farming operations.

Chair Bonura commented on property location, and on the Petitioner's offer to contribute funding for farmland preservation efforts in the Township.

Mr. Mitchell commented on tabling the matter to the January 2 Meeting, so to allow Supervisor-Elect Burton to participate in any decision to be made.

Mr. Mitchell made a motion to table consideration to rezone certain property at Gehman School Road and Stone Hill Road, as proposed in the petition submitted by C&B Development, LLC (RZ 2023-03). The motion was seconded by Chair Bonura.

Jeff Garner, East Cocalico Township, commented on funding for farmland preservation efforts, and on warehouse occupancy.

Ron Forsyth, East Cocalico Township, commented on roadway classification.

Lorraine Kulp, East Cocalico Township, commented on property rezone history.

Alan Fry, East Cocalico Township, commented on property rezone history.

Chuck Shupp, East Cocalico Township, commented on property rezone history.

By unanimous vote the motion was approved.

Resolution 2023-16 – Mike Reinert, Township Engineer, provided an overview of a proposed land development and lot consolidation plan at South Line Road. Mr. Reinert commented on a proposed addition to an existing church, stormwater facilities, and waivers and deferrals requested by the Applicant.

Chair Bonura motioned to approve Resolution 2023-16, to grant Preliminary/Final Plan Approval to Heritage Mennonite Church (LD 2023-05), for a land development at South Line Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-17 – Mr. Reinert provided an overview of proposed lot line changes at West Swartzville Road and Vera Cruz Road. Mr. Reinert commented on Zoning Hearing Board relief granted, and on waivers and deferrals requested by the Applicant.

Chair Bonura motioned to approve Resolution 2023-17, to grant Preliminary/Final Plan Approval to the Delaware Valley Golden Retriever Rescue (LD 2023-06), for lot line changes at West Swartzville Road and Vera Cruz Road. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-18 – Todd Shoaf, Engineer for the Applicant, provided an overview of proposed lot line changes at North Reading Road and Wabash Road. Mr. Shoaf commented on waivers and deferrals requested by the Applicant.

Claudia Shank, Counsel for the Applicant, commented on lot line and zoning district boundaries.

Mr. Mitchell motioned to approve Resolution 2023-18, to grant Preliminary/Final Plan Approval to Cherry Place Properties LP for 830 North Reading Road (LD 2023-07), for a lot line changes at Wabash Road and North Reading Road. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

Mt. Zion Baptist Church, Phase I (LD 2018-01) – Mr. Reinert commented on an Improvement Guarantee Agreement, Stormwater Management and Easement Agreement, and Deed of Dedication for Mt. Zion Baptist Church, Phase I improvements.

Chair Bonura made a motion to approve an Improvement Guarantee Agreement, Stormwater Management and Easement Agreement, and Deed of Dedication for Mt. Zion Baptist Church, Phase I (LD 2018-01), a land development at Denver Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-19 – Tommy Ryan, Township Manager, provided an overview of a resolution to establish the Member contribution rate to the Uniform Pension Plan for 2023.

Chair Bonura made a motion to approve Resolution 2023-19, to establish the Member contribution rate to the Uniform Pension Plan for 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-20 – Mr. Ryan provided an overview of a resolution to establish the Member contribution rate to the Uniform Pension Plan for 2024.

Chair Bonura made a motion to approve Resolution 2023-20, to establish the Member contribution rate to the Uniform Pension Plan for 2024. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Resolution 2023-21 – Mr. Ryan provided an overview of a resolution to establish the 2024 millage and tax rates and to adopt the 2024 Budget.

Chair Bonura made a motion to approve Resolution 2023-21, to establish millage and tax rates for 2024, and to adopt the 2024 Budget. The motion was seconded by Mr. Mitchell.

There was no public comment.

The motioned was approved, 2-1, with Mr. Carrasco voting no. Mr. Carrasco cited opposition to the real estate millage increase.

hero & longevity pay – Chief Savage provided an overview of funding for proposed hero and longevity pay for uniformed personnel. Chief Savage noted he would not be accepting this pay.

The Board thanked Chief Savage and the Police Department for their continuing efforts to protect the community.

Chair Bonura made a motion to award the hero & longevity pay to uniformed personnel of the East Cocalico Township Police Department, as presented. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Carriage Hill, Phase III & Phase IV – Mr. Reinert recommend the release of certain security posted for various improvements at Carriage Hill, Phase III and Phase IV.

Chair Bonura made a motion to approve the release, in part, of security posted for various improvements made at Carriage Hill, Phase III and Phase IV, in the amount of \$635,755.53. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

320 Hill Road – Matt Creme, Township Solicitor, announced Chair Bonura had submitted written notice he will abstain from voting on this matter, due to a conflict of interest, as the property owner.

Mr. Reinert recommend the release of certain security posted for stormwater improvements at 320 Hill Road.

Mr. Mitchell made a motion to approve the release, in full, of security posted for stormwater improvements made at 320 Hill Road, in the amount of \$1,650.00. The motion was seconded by Mr. Carrasco.

There was no public comment.

The motioned was approved, 2-0, with Chair Bonura abstaining.

82 Summers Drive – Mr. Reinert recommend the release of certain security posted for stormwater improvements at 82 Summers Drive.

Chair Bonura made a motion to approve the release, in full, of security posted for stormwater improvements made at 82 Summers Drive, in the amount of \$8,399.60. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Reamstown Fire Company Ambulance – This item was tabled.

resignation – Financial Administrator – Chair Bonura made a motion to accept the resignation of Judi Lumis, Financial Administrator, with the last day of employment to be December 31, 2023. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

resignation – Zoning Hearing Board Alternate Member – Chair Bonura made a motion to accept the resignation of Kurt Russell, Zoning Hearing Board Alternate Member, effective December 31, 2023. The motion was seconded by Mr. Mitchell.

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 amounts of \$48,017.92, for the week of December 14, 2023, and \$35,887.41, for the week of December 21, 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 \$84,020.34, for the pay period from December 3, 2023 to December 16, 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 transfer \$152.54 from General Fund Bank account to Light Fund Bank account, both accounts at Ephrata National Bank, to settle interfund payables and receivables for Fiscal Year 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 transfer \$152.91 from General Fund Bank account to Hydrant Fund Bank account, both accounts at Ephrata National Bank, to settle interfund payables and receivables for Fiscal Year 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 transfer \$78,495.54 from Capital Reserve Bank account to General Fund Bank account, both accounts at Univest Bank and Trust, to settle interfund payables and receivables for Fiscal Year 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 transfer \$44,645.20 from ARPA Bank account to General Fund Bank account, both accounts at Univest Bank and Trust, to settle interfund payables and receivables for Fiscal Year 2023. The motion was seconded by Chair Bonura.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police – Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for November 2023 was provided.

Finance – A written report of receipts and expenditures for Township funds through November 2023 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for November 2023 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for November 2023 was provided.

INFORMATIONAL ITEMS

- Chair Bonura commented on the status of consolidation efforts between the Reamstown Fire Company and the Smokestown Fire Company, including the establishment of a steering committee, the hiring on counsel, the setting of a communications plan, and the development of a training schedule.
- Mr. Carrasco commented on the Uniform Pension Plan's past and present funding levels.

OLD BUSINESS

- There was no old business discussed at this evening's meeting.

NEW BUSINESS

- There was no new business discussed at this evening's meeting.

PUBLIC COMMENT

- Steve Brubaker, East Cocalico Township, thanked Supervisor Carrasco for his service.

ANNOUNCEMENTS

- Chair Bonura thanked the Police Department for providing a toy drive this holiday season.
- Chair Bonura announced the Board of Supervisors will next meet on Tuesday, January 2, at 7:00 PM, at the Township Building.

ADJOURNMENT

There being no further business, at 8:07 PM Chair Bonura made 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:

Tommy Ryan
Township Manager

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

RESOLUTION 2024-02

A RESOLUTION TO SET VARIOUS FEES, ESCROWS AND OTHER PAYMENTS CHARGED FOR CERTAIN TOWNSHIP SERVICES

WHEREAS, various Township Ordinances and State Law provides for the establishment of fees for certain permits, reviews, inspections and/or other services; and,

WHEREAS, having said fees listed in a single document is of assistance and convenience to the general public;

NOW, THEREFORE, the fees and charges listed in the schedules attached hereto as Exhibit A, Exhibit B, and Exhibit C are hereby adopted; and shall be assessed by East Cocalico Township effective this date, and until such time as so amended by the Board of Supervisors by resolution.

RESOLVED THIS 2ND DAY OF JANUARY, 2024.

FOR EAST COCALICO TOWNSHIP

BY: _____, Chair
Board of Supervisors

ATTEST: _____, Secretary

EXHIBIT A

TOWNSHIP FEES, ESCROWS & OTHER CHARGES

RESIDENTIAL BUILDING PERMITS			
I	new dwelling	\$ 72.50	see Exhibit B
I	building additions & renovations	\$ 52.50	see Exhibit B
I	decks, 30" or more above grade only	\$ 45.00	see Exhibit B
I	fire suppression or detection system, stand pipes & hose cabinets	\$ 35.00	see Exhibit B
I	accessory structures, up to 1,000 sf only, and no utilities only	\$ 52.50	
I	accessory structures, greater than 1,000 sf and/or with utilities	\$ 52.50	see Exhibit B
I	driveway gates (does not include electrical permit fee)	\$ 52.50	
I	use & occupancy permit, temporary or permanent, new construction	\$ -	
I	use & occupancy permit, temporary or permanent, not new construction	\$ 72.50	
I	miscellaneous construction (<i>by escrow agreement</i>)		
NON-RESIDENTIAL BUILDING			
II	new buildings	\$ 115.00	see Exhibit B
II	building additions & renovations	\$ 80.00	see Exhibit B
II	driveway gates	\$ 52.50	
II	accessory structures	\$ 97.50	see Exhibit B
II	fire suppression or detection system, stand pipes & hose cabinets	\$ 35.00	see Exhibit B
II	construction trailers (does not include electrical & mechanical permit fees, if needed)	\$ 45.00	see Exhibit B
II	use & occupancy permit, temporary or permanent, new construction	\$ -	
II	use & occupancy permit, temporary or permanent, not new construction	\$ 115.00	
II	miscellaneous construction (<i>by escrow agreement</i>)		
MECHANICAL, ELECTRICAL & PLUMBING PERMITS			
III	mechanical, residential or non-residential, only	\$ 35.00	see Exhibit B
III	generator, residential or non-residential, only	\$ 35.00	see Exhibit B
III	gas, residential or non-residential, only	\$ 35.00	see Exhibit B
III	electrical, residential or non-residential, only	\$ 35.00	see Exhibit B
III	plumbing, residential or non-residential, only	\$ 35.00	see Exhibit B
III	one or more: mechanical, generator, gas, electrical, plumbing, residential or non-residential	\$ 45.00	see Exhibit B
III	miscellaneous construction (<i>by escrow agreement</i>)		
OTHER BUILDING PERMIT & REVIEW FEES			
IV	retaining walls 4' or greater in height	\$ 45.00	see Exhibit B
IV	fences 6' or greater in height	\$ 45.00	
IV	pools & spas, above-ground and in-ground	\$ 57.50	see Exhibit B
IV	solar panels (does not include electrical permit)	\$ 45.00	see Exhibit B
IV	signs, with building inspector and zoning officer review	\$ 45.00	see Exhibit B
IV	signs, with zoning officer review only	\$ 45.00	
IV	flagpoles	\$ 45.00	
IV	radio antennas and non-Small Wireless Facilities	\$ 117.50	see Exhibit B
IV	Small Wireless Facility antenna/array, up to 5 antenna/arrays	\$ 500.00	see Exhibit B
IV	Small Wireless Facility antenna/array, each additional array	\$ 100.00	see Exhibit B
IV	Small Wireless Facility pole	\$ 1,000.00	see Exhibit B
IV	Small Wireless Facility Right-of-Way use fee, per facility, per year	\$ 270.00	see Exhibit B
IV	demolition permit, per structure, residential or non-residential	\$ 35.00	see Exhibit B
IV	above and below ground tank, installation or removal (non-propane)	\$ 40.00	see Exhibit B
IV	stucco replacement, non-structural fixes	\$ 32.00	
IV	stucco replacement, structural fixes	\$ 32.00	see Exhibit B
IV	review fees for previously-approved or previously-reviewed plans	\$ -	see Exhibit B
IV	plan review fee	\$ -	see Exhibit B
IV	permit extension fee	\$ 22.00	see Exhibit B

ZONING PERMITS			
V	Act 45 agricultural buildings, without utilities	\$	80.00
V	retaining walls up to 4' in height	\$	54.00
V	fences	\$	54.00
V	decks up to 30" above grade and patios	\$	62.50
V	moving or relocating existing accessory structures	\$	40.00
V	campground temporary use & occupancy permit	\$	95.00
V	general zoning permit	\$	70.00
V	solicitation permit, per individual	\$	25.00
V	stormwater management, waiver request, application	\$	72.50
V	stormwater management, waiver request, escrow	\$	1,500.00
V	stormwater management, small project, 1000sf to 2,000sf, application	\$	160.00
V	stormwater management, small project, 1000sf to 2,000sf, escrow	\$	3,000.00
V	stormwater management, over 2,000sf, application	\$	205.00
V	stormwater management, over 2,000sf, escrow	\$	5,000.00
V	miscellaneous grading, excavation, and stormwater management (by escrow agreement)	\$	3,000.00
PERMIT & INSPECTION PENALTIES			
VI	failure to provide 24 hours notice to cancel inspection cancellation	\$	-
VI	not ready for inspection, per occurrence	\$	-
VI	failure to correct deficiencies found after two inspections, per occurrence	\$	-
VI	enforcement notices & actions, site inspections, other pre-permit application costs		actual
VI	penalty fee for failure to obtain a permit, in addition to permit fee		2X permit fee
ZONING APPEAL HEARING & UCC APPEAL BOARD FEES			
VII	application to the ZHB, UCC Board of Appeals, or Zoning Officer decision appeal	\$	850.00
VII	fee continue hearing	\$	310.00
VII	fee to postpone hearing	\$	340.00
VII	transcript copy		actual
VII	Zoning Officer determination letter	\$	175.00
BOARD OF SUPERVISORS FEES			
VIII	conditional use hearing, application fee	\$	950.00
VIII	conditional use hearing, fee to continue hearing	\$	175.00
VIII	conditional use hearing, fee to postpone hearing	\$	225.00
VIII	zoning map amendment, application fee	\$	1,150.00
VIII	zoning map amendment, fee to continue hearing	\$	375.00
VIII	zoning map amendment, fee to postpone hearing	\$	425.00
VIII	zoning map amendment, escrow	\$	5,000.00
VIII	zoning ordinance amendment, application fee	\$	950.00
VIII	zoning ordinance amendment, fee to continue hearing	\$	175.00
VIII	zoning ordinance amendment, fee to postpone hearing	\$	225.00
VIII	zoning ordinance amendment, escrow	\$	5,000.00
VIII	validity challenge to the zoning ordinance or zoning map, application fee	\$	1,200.00
VIII	validity challenge to the zoning ordinance or zoning map, fee to continue hearing	\$	175.00
VIII	validity challenge to the zoning ordinance or zoning map, fee to postpone hearing	\$	225.00
SUBDIVISION & LAND DEVELOPMENT FEES			
IX	subdivision & land development, sketch plan, application fee	\$	275.00
IX	subdivision & land development, sketch plan, escrow	\$	2,500.00
IX	subdivision & land development, lot line change, application fee	\$	375.00
IX	subdivision & land development, lot line change, escrow	\$	3,500.00
IX	subdivision, up to 3 lots/units, application fee	\$	700.00
IX	subdivision, up to 3 lots/units, escrow	\$	5,000.00
IX	subdivision, 4 or more lots/units, base application fee	\$	850.00
IX	subdivision, 4 or more lots/units, per unit application fee, at 4th lot/unit+	\$	13.00
IX	subdivision, 4 to 20 lots/units, escrow	\$	10,000.00
IX	subdivision, 21 to 50 lots/units, escrow	\$	15,000.00
IX	subdivision, 51 or more lots/units, escrow	\$	20,000.00
IX	land development, application fee	\$	950.00
IX	land development, escrow	\$	15,000.00
IX	Act 209 Traffic Impact Fee, Eastern TSA, per new peak PM trip	\$	1,512.00
IX	Act 209 Traffic Impact Fee, Western TSA, per new peak PM trip	\$	1,507.00
IX	Act 209 Traffic Impact Fee, Southern TSA, per new peak PM trip	\$	1,510.00

HIGHWAY & ROAD FEES			
X	highway/road occupancy permit, includes new and existing driveways	\$ 135.00	
X	highway/road occupancy non-PW Director inspections, by escrow	\$ 2,000.00	
FALSE ALARM PENALTIES			
XI	first offense in a twelve-month period	\$ -	
XI	second offense in a twelve-month period	\$ 100.00	
XI	third offense in a twelve-month period	\$ 200.00	
XI	fourth and each additional offense in a twelve-month period	\$ 300.00	
OLD HOMESTEAD PARK FIELD RENTAL FEES			
XII	field rental fee, single use, Township resident, business & organization, up to 4 hrs.	\$ 25.00	
XII	field rental fee, single use, Township resident, business & organization, each additional hr.	\$ 2.50	
XII	field rental fee, single use, non-Township folks, up to 4 hrs.	\$ 50.00	
XII	field rental fee, single use, non-Township folks, each additional hr.	\$ 5.00	
XII	security deposit	2X permit fee	
ON-LOT SEPTIC & SEWAGE ENFORCEMENT FEES			
XIII	repair	\$ -	see Exhibit C
XIII	modification	\$ -	see Exhibit C
XIII	inground systems	\$ -	see Exhibit C
XIII	sandmounds or at-grade systems	\$ -	see Exhibit C
XIII	individual residential spray irrigation systems	\$ -	see Exhibit C
XIII	other alternative disposal systems	\$ -	see Exhibit C
XIII	holding tanks and privies	\$ -	see Exhibit C
XIII	renew/transfer permit with prior test verification	\$ -	see Exhibit C
XIII	renew/transfer permit without prior test verification	\$ -	see Exhibit C
XIII	inspect existing system for proposed flow changes	\$ -	see Exhibit C
XIII	re-inspection fee	\$ -	see Exhibit C
XIII	soil testing	\$ -	see Exhibit C
XIII	percolation tests	\$ -	see Exhibit C
XIII	SEO hourly rate	\$ -	see Exhibit C
OTHER FEES AND CHARGES			
XIV	authorized services by Township consultants, hourly fee	actual	n/a
XIV	authorized services by Township consultants, materials and reimbursables	actual	n/a
XIV	UCC building permit fee, per permit	\$ 4.50	n/a
XIV	mileage reimbursement	IRS rate	n/a
XIV	copies for Right-to-Know requests, in-house copies, per page	\$ 0.25	n/a
XIV	copies for Right-to-Know requests, out of house copies	actual	n/a
XIV	media for Right-to-Know requests (thumb drives, CDs, etc)	actual	n/a
XIV	miscellaneous charges: postage, delivery fees, out-of-house copy charges, etc.	actual	n/a

EXHIBIT B

BUILDING PERMIT FEES

All residential buildings and structures over 1,000 sq. ft. and addition(s) to any principal building require a building permit. All building permits are reviewed for compliance with Act 45 Uniform Construction Code. Building permits are required for the following, with the fees set as follows:

SECTION A – RESIDENTIAL

- | | | |
|----|---|--|
| 1. | New one- and two-family dwelling unit, multiple family dwelling unit, or similar residential structure; fee shall be computed on a square foot basis as measured out-to-out of the structure, and shall include basements, bays, hallways, stairways, utility rooms, storage rooms, lobbies, attached garages, foyers and attics that have a minimum of 6-foot headroom | \$100.00 plus
\$0.29 per sq. ft.
of floor area plus
electrical inspection |
| 2. | Additions, attached and detached structures accessory to a residential dwellings to include roofed porches. | \$100.00 plus
\$0.29 per sq. ft.
of floor area
(min. bldg.
fee \$375.00) |
| 3. | Manufactured Housing Units (inspection of basements, piers, footers and final inspection is required). | \$375.00 plus
electrical insp. |
| 4. | Alterations, renovations, or modifications of existing buildings or structures to include but not limited to:
decks and patios with a floor height greater than 30" above finished grade. | \$100.00 plus
\$0.29 per sq. ft.
uncovered of floor area
(min. bldg. fee \$225) |
| 5. | Swimming Pools and spas: | |
| | a. Above ground (pools capable of holding 24 inches or more of water) includes (1) electrical inspection | \$210.00 |
| | b. In-ground
Includes (2) electrical inspections | \$395.00 |

6.	Miscellaneous Structures Structure to include but not limited to: Communication towers or antennas Retaining walls (over 4' in height) Alternative energy systems	\$100.00 plus review and insp. fees
	Plan review/re-reviews	\$85.00 per hr.
	Inspections to include electrical, if needed	\$95.00 per insp. as determined by inspector
7.	Re-inspection	\$95.00 per insp.
8.	Re-review	\$85.00 per hr.
9.	Demolition Permit:	
	a. Residential and detached accessory structure	\$105.00

SECTION B - COMMERCIAL

1.	Commercial, Industrial & Institutional Buildings	
	a. First \$1,000.00 of project cost*	\$100.00
	b. Each additional \$1,000.00 or part thereof up to \$3M	\$8.45
	Each additional \$1,000.00 or part thereof over \$3M up to \$10M	\$6.05
	Each additional \$1,000.00 or part thereof over \$10M	\$4.95
	c. Plan review and Accessibility plan review fee	\$85.00 per hr.
	d. Accessibility inspections	\$210.00
	e. Minimum building permit fee	\$385.00
2.	Review of revisions to previously approved plans	\$85.00 per hr.

3. Additions, alterations, renovations, or modification of existing buildings or structures
 - a. First \$1,000.00 of project cost* \$100.00
 - b. Each additional \$1,000.00 or part thereof \$7.05
 - c. Plan review and Accessibility plan review fee \$85.00 per hr.
 - d. Accessibility inspections \$210.00
 - e. Minimum building permit fee \$385.00
4. Demolition Permit
 - b. Commercial, Industrial, Institutional and detached accessory structures \$185.00
5. Special Structures to include, but not limited to towers, storage tanks, cell tower, retaining walls (over 4' in height) and commercial signs \$100.00 plus review and inspection fees
 - a. Plan review \$85.00 per hr.
 - b. Inspection fee \$95.00 per insp. as determined by inspector

SECTION C – ELECTRICAL

1. Residential Inspections:
 - a. Service inspection \$95.00
 - b. Rough wiring inspection \$95.00
 - c. Final inspection \$95.00
 - d. Plan review \$85.00 per hr.
 - e. Re-inspection fee \$95.00

2. Commercial Inspections:

a. Plan review and revisions	\$85.00 per hr.
b. First \$1,000.00 of project cost*	\$100.00
c. Each additional \$1,000.00 or part thereof	\$7.05
d. Minimum building permit fee	\$260.00
e. Re-inspection fee	\$95.00

SECTION D – PLUMBING, MECHANICAL & HVAC

1. Residential Inspection

a. Any plumbing, mechanical and/or HVAC work associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.	\$95.00 per insp.
b. Plan review	\$85.00 per hr.
c. Re-inspection fee	\$95.00

2. Commercial Inspections:

- a. Any plumbing, mechanical, sprinkler system and/or HVAC work not associated with a building permit and not exempted by the Uniform Construction Code Section 403.62 Permit Requirements and Exemptions shall require a permit.
- b. First \$1,000.00 of project cost* \$100.00
- c. Each additional \$1,000.00 or part thereof \$7.05
- d. Plan Review \$85.00 per hr.
- e. Minimum building permit fee \$260.00
- f. Re-inspection fee \$95.00

SECTION E - MISCELLANEOUS

- 1. Building Permit Renewal Fee \$55.00

Note: In event there is a dispute about the estimated construction cost provided for a commercial building permit, we will utilize the most current International Code Council Building Valuation Tables as a basis to establish our required permit fees.

EXHIBIT C

ON-LOT SEPTIC PERMITS & SEO FEES

SECTION A – PERMITS & REPAIRS

Repair Permit - The installation or replacement of the \$210.00

following components (not requiring soil testing):

Examples: tank(s), distribution box, building sewer, delivery and lateral pipes, pump replacement.

Includes permit and one inspection.

Modification Permit - The installation or replacement \$150.00

of the following components (not requiring soil testing):

Examples: Tank baffle/gas deflector, cracked lid, inspection port, effluent filter, lateral clean-out, floats, tank riser(s). Includes permit and one inspection.

Inground Permit - Includes Design Review, \$450.00

Issuing Permit and 3 Installation Inspections. *See Note 1.*

Sandmound Permit and At-Grade Bed Permit - \$550.00

Includes Design Review, Issuing Permit and 4 Installation Inspections. *See Note 1.*

Individual Residential Spray Irrigation System (IRSIS) - \$570.00

Includes design review, issuing permit and 4 installation inspections. *See Note 1.*

All other Alternate Sewage Disposal System Permits - \$570.00

Initial review, application of "Best Technical Guidance" and additional PADEP requirements, issuance of permit and 3 installation inspections. Note: It is impossible to assess a fixed "Fee" to these systems due to the subjective nature of the design. Applicants assessed an initial fee, assuming a minimum permit standard, and charged at an hourly rate for work required beyond this permitted activity.

- Holding Tank and Privy Permit \$200.00
- Renew/Transfer Permit without verification of prior testing \$85.00
- Renew/Transfer Permit with verification of prior testing \$180.00
- Inspection of existing on-lot system for purposes of any proposed change to sewage flows or use of the property. \$65.50/hr.
- Additional Re-inspections (if required) \$90.00
- Other SEO work (hourly rate) See Note 3. \$65.50

SECTION B - SOILS TESTING

- Initial 2 Probes \$200.00
- Additional Probes \$85.00
- Percolation Tests (6 Hole Perc Test) See Note 2. \$660.00
- Percolation Tests (12 Hole Perc Test on One Lot) See Note 2. \$780.00
- Other SEO Work (Hourly Rate) See Note 3. \$65.50

All permit related fees are required prior to issuing permit.
If additional fees are applicable, they must be paid prior
to final inspection.

Note 1 - The applicant shall be charged for any work performed outside the permitted scope of work outlined in this fee schedule at the hourly rate of \$65.50. These charges shall be restricted to plan reviews resulting from the applicant's agent's failure to comply with PADEP regulations.

Note 2 - Percolation test fee includes digging, presoak of the percolation holes and conducting percolation test. Applicant responsible to provide reasonable access to test site as approved by the Sewage Enforcement Officer. Additional charges to the applicant may be assessed if excessive rock is encountered during preparing percolation holes.

Note 3 – Additional SEO work (hourly rate) including, but not limited to, the following: Administrative work, recording soil testing data, site layout of percolation test area, planning module review(s) and Township submittals. The applicant is responsible for all mileage charges incurred for all sewage enforcement activities (including soil testing). Mileage charges will be billed at the prevailing IRS mileage rate.

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

RESOLUTION 2024-04

**A RESOLUTION TO DISPOSE OF CERTAIN PUBLIC RECORDS
IN ACCORDANCE WITH THE MUNICIPAL RECORDS ACT AND
THE MUNICIPAL RECORDS MANUAL, AS AMENDED**

WHEREAS, East Cocalico Township declared its intent to follow the public records retention schedule and disposal procedures as set forth in the *Municipal Records Manual*, as last revised, and as published by the Pennsylvania Historical and Museum Commission; and,

WHEREAS, in accordance with Act 428 of 1968, as last amended, each individual act of public record disposition shall be approved by a resolution adopted by the governing body;

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors hereby authorizes the disposal of the following public records:

- | | |
|--------------|---|
| AL-1 | General correspondence files and housekeeping records – 2016 and prior |
| AL-8 | Bids, Proposals, Price Quotes and Qualified Contractor Memos, Contracts and Agreements – 2010 and prior |
| AL-17 | Insurance Policies and Settled Claims – 2015 and prior |
| AL-19 | Litigation Case Files – closed cases of no administrative or legal value |
| AL-20 | Liquid Fuel Tax Records – 2014 and prior |
| AL-24 | Recordings of Public Meetings – 2018 and prior |
| AL-35 | Public Meeting/Hearing Notices and Proof of Publications – 2011 and prior |
| AL-46 | Right to Know Requests – 2019 and prior |
| FN-1 | Account Distribution Summaries – 2015 and prior |
| FN-2 | Accounts Payable Files and Ledgers – 2015 and prior |
| FN-3 | Accounts Receivable Files and Ledgers – 2015 and prior |
| FN-4 | Annual Audit and Financial Reports – 2015 and prior |
| FN-5 | Annual Budget and Related Records – 2015 and prior |
| FN-9 | Bank Statements and Reconciliations – 2015 and prior |
| FN-10 | Cancelled Checks – 2015 and prior |
| FN-11 | Check Registers – 2015 and prior |

- BE IT RESOLVED THIS 2ND DAY OF JANUARY, 2024.**

BY: _____, Chair
Board of Supervisors

Resolution 2024-04
Page 2 of 2

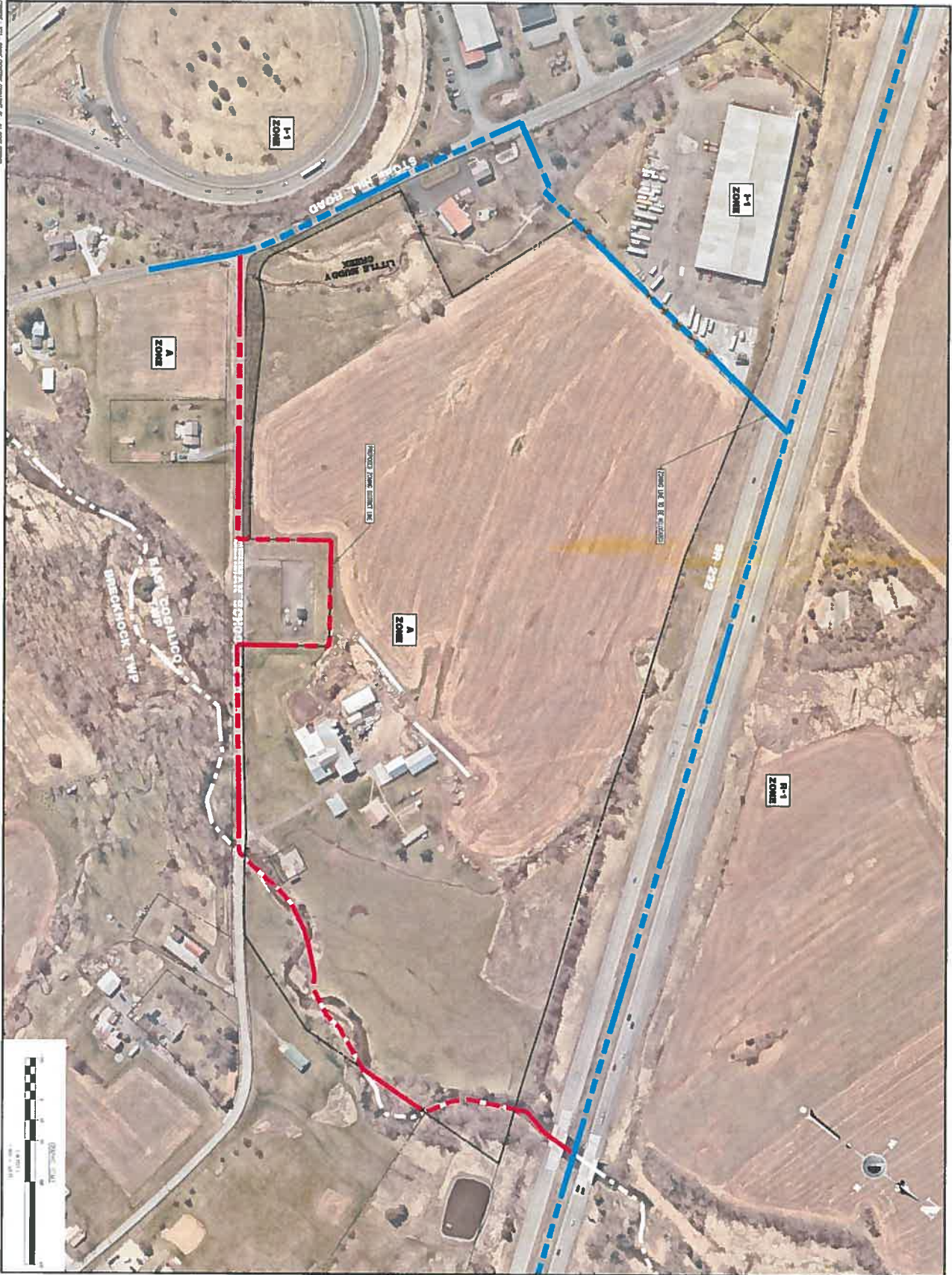
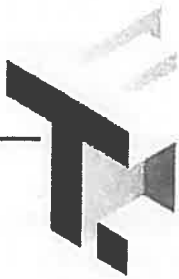


EXHIBIT A2 1		STEPHEN WALSH PROJECT MANAGER		DYNAMIC ENGINEERING 95 Industrial Avenue, Suite 100 Rock Hill, SC 29730 Phone: 803.781.1111 Fax: 803.781.1112 Email: info@dynamic-engineering.com		C&B DEVELOPMENT GROUP PROPOSED ZONING EXHIBIT 27th Century Square, Inc. 27th Century Square, Inc. 27th Century Square, Inc.		DYNAMIC ENGINEERING SURVEY • DESIGN • CONSTRUCTION	
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TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

October 10, 2023

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

C&B Development, LLC
Rezoning Petition for Zoning Map Amendment
TEI File: 4035-183

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 a 43.6 acre tract of land currently located at Stone Hill and Gehman School Road in the Agricultural Zone (A) zoning district. The application outlines the scope of the rezoning request for the existing agricultural property to the Light Industrial (I-1) zoning district.

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

1. The purpose section of the Agricultural zoning district states that the primary purpose of this zone is to promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. It is further intended to protect farms of sufficient size to allow them to remain economically viable, as opposed to the creation of "farmettes" that are not agriculturally productive. While the subject property is actively farmed at this time (as indicated during a recent Township meeting), it should be noted that the current property owner stated their struggles to be agriculturally productive and economically viable at the location. However, there are other uses permitted in the Agricultural zoning district available to the property owner in lieu of crop farming that could be pursued.
2. If the rezoning were approved, the subject tract appears to comply with the area and bulk regulations of the Light Industrial zoning district. The applicant is intending on proposing a future land development on the site, however no specific plan for the proposed development is available at the current time. A proposed warehouse is indicated in the application, which would be permitted by right in the Light Industrial zoning district provided all of the information noted in the zoning ordinance is addressed as part of a land development plan submission for review and approval by the Township. The site appears to contain Riparian buffer and potential floodplain overlay zones on (or in vicinity of) the property.
3. From a SALDO perspective, the eventual land development plan would need to address the impacts associated with the proposed warehousing use if the proposed rezoning were approved. We would anticipate significant site improvements would be necessary to the existing roadways fronting the subject property and at the intersection to accommodate the proposed traffic impact and truck turning movements associated with the project. Additional



offsite improvements may also be required pending receipt of the traffic impact study for the project. An analysis of the existing watercourse and its conveyance facilities would also be required in addition to the typical design elements and outside agency approvals specified in the SALDO.

4. The subject property appears to be located outside of the Cocalico Urban Growth Area.
5. It appears that the proposed rezoning petition is not consistent with the Comprehensive Plan for the Cocalico Region. The property is identified for Agricultural use on the Future Land Use mapping in the Comprehensive Plan.
6. The subject property is located adjacent to other properties currently zoned Light Industrial and Agricultural, however would not appear to create a "spot zoning" situation if the proposed rezoning were approved. It should be noted that adjacent properties located within Brecknock Township to the east are zoned Agricultural, however there is a portion of properties along Stone Hill Road within Brecknock Township that are zoned both Agricultural and Light Industrial.
7. The Township should consider any review comments generated by the Lancaster County Planning Commission and Township Transportation Engineer.

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.

Respectfully submitted,

Michael L. Reinert, P.E.
Technicon Enterprises, Inc. II
Township Engineer

cc: Tommy Ryan, Township Manager
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr., Esq., Township Solicitor
John Schick, P.E., Rettew Associates
Matt Close, C&B Development, LLC
TEI File: Municipal/East Cocalico/4035-183-ltr01 C&B Development 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 – East Cocalico Township Manager
FROM: John M. Schick
COPY: Michael L. Reinert, P.E. – Technicon Enterprises Inc. II
DATE: September 1, 2023
PROJECT NAME: C&B Development, LLC (RZ 2023-03) **PROJECT NO.:** 031722000.2022.12
SUBJECT: Rezoning Petition Review #1

As requested, we have reviewed the following document as prepared and submitted by C&B Development, LLC:

- Petition for Rezoning dated August 23, 2023.

We offer the following comments for your consideration:

1. Significant improvement necessary at the intersection of Gehman School Road and Stone Hill Road. The current intersection is completely inadequate to accommodate large truck movements without conflicts.
2. Gehman School Road currently is a rural road with very low traffic volumes, and the roadway cross-section (pavement thickness) would not currently meet standards required with withstand significant truck volumes or meet the SALDO roadway design standards for industrial areas (arterial road standards).
3. Gehman School Rd also has a vertical alignment that may impact certain sight distance scenarios, and therefore could impact the location of potential viable access drive locations.
4. Per Township SALDO requirements Gehman School Road and Stone Hill Road would need improvement (right-of-way dedication, road widening, curbing + sidewalks). At a minimum the length of the parcel being developed, but since the subdivision would involve the entire property, the Township may require improvements along any portion of the subject property.
5. Need to address traffic from each direction at the intersection of Gehman School Road and Stone Hill Road, so the intersection could accommodate WB-67 truck movements from all directions without conflicts. Since improvements to the intersection would likely require acquisition of right-of-way from adjacent properties. Any future planning shall account for the need to acquire right-of-way from 3rd parties to address potential roadway and drainage improvements.
 - a. Roads 18-ft from center – w/ curbing + sidewalk in certain areas along both roads (unless deferrals are requested with supporting justification and approved by the Township). Additional roadway widths may be required, were identified by project specific traffic studies, as part of the Land Development Plan review process.
6. A 10-year traffic impact study (TIS) per the Township SALDO will be required. A TIS scoping application will need to be submitted to the Township for review, discussion, and approval.
7. Expected improvements to the current stream culvert under the Township roadways at the intersection of Gehman School Road and Stone Hill Road, especially since the intersection would need to be completely reconfigured, and roadway overtopping has been observed during major storm events. Further hydraulic analysis would have to be performed to determine restricting factors (conditions on downstream Turnpike property, culvert under Stone Hill Road, and culvert under Gehman School Road) that are contributing to the observed overtopping.

8. Weight limitation on the existing bridge along Gehman School Road. This could be a potential Fire Marshall concern regarding options for emergency access, since the SALDO requires the evaluation of the need for multiple means of accessing a development. The Fire Marshall is required to review all Land Development Plans and would also be given the opportunity to provide comment during any rezoning of this site.
9. Need to understand traffic at the intersection of Stone Hill Road and Muddy Creek Road. The intersection would need to be included in any future TIS.
10. Township's Act 209 Transportation Impact Fee (TIF) is currently \$1,512.00 per PM peak hour trip. It was noted that the Township would have to consider what, if any, special studies, or evaluations would be necessary, since the development of the property for industrial use was not included in the prior TIF program studies and evaluations (land uses assessment, roadway sufficiency analysis, and CIP).
11. Stone Hill Road and Gehman School Road are Township roads. Since the portion of Gehman School Road that intersects PA Route 897 is in Brecknock Township, Brecknock Township may provide feedback or concerns regarding potential impacts to the operation of the intersection or impacts to Brecknock Township's portion of the roadway.
12. It has been noted in the past that Leshar Road backs up at the intersection with Colonel Howard Boulevard in certain AM peak hours, due to trucks attempting to access the left lane to access the 222 South on-ramp. It was noted that the Colonel Howard and US Route 222 intersection has delays during peak hours and is currently on the MPO TIP for future improvements (diverging diamond similar to recent the US Route 222 and US Route 322 interchange), although the improvements are not anticipated in the near future. We realize it is not an immediate intersection for the subject site, but increased traffic from the site will have an impact.

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

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: Joella S. Neff *JAN*
Planner - Northeast Planning Area

Date: November 15, 2023

Re: CPO #: 8-201, Rezoning
East Cocalico Township
LCPC Meeting of November 13, 2023

The Lancaster County Planning Department (LCPD) staff has reviewed the above-referenced draft **rezoning** and recommends **approval with comments**. This rezoning is **generally consistent** with the "Big Idea" policy goals promoted by LCPC, as described below in the 'Commentary' section.

SITE INFORMATION

Owner(s): C&B Development, LLC, Steve Martin and Mary Martin
Applicant: Same
Parcel Account #: 0804505200000 / 0801390500000
Address: 756 Gehman School Road, Denver PA
Location: North side of Gehman School Road, east side of Stone Hill Road, south side of Rt. 222
Zoning Districts: Proposed rezoning from Agricultural (A) to Light Industrial District (I-1)

PROPOSAL

The Applicants, C&B Development, LLC and Steve and Mary Martin are requesting that East Cocalico Township's Zoning Ordinance and Official Zoning Map be amended to rezone the subject parcels from its present Agricultural (A) District to Light Industrial (I-1) District. The Petitioners wish to rezone the property to facilitate future development.



BACKGROUND

The approximately 43.6-acre property proposed for rezoning is located outside, but adjacent to, the Cocalico Urban Growth Area. It is currently in agricultural use and is also the Martins' residence. The property is adjacent to the I-1 district to the west and southwest, the R-1 district to the north (across Rt. 222), and the A district to the east and southeast. Although a small portion of this property is located within Brecknock Township, only the portion within East Cocalico is proposed for rezoning. The adjacent area of Brecknock Township is zoned for Agriculture, and small districts of Light Industrial (L-I) zoning exist nearby.

This property was previously rezoned from Agricultural to Industrial in 1995, and then back to Agricultural use in 2003.

The Applicants desire to use a portion of the property for warehousing. Warehousing and wholesale trade establishments are permitted in the I-1 zoning district, but are not permitted in the A zoning district. The Applicants have indicated that they will incorporate roadway intersection and stormwater drainage improvements into potential site development plans.

ANAYLSIS

From the places2040 Fall 2020 Growing Responsibly Workshop, a Growth Area Edge Suitability analysis indicated that this property is very suitable for non-residential development due to its large size and its availability of water, sewer, and transportation infrastructure.

Of East Cocalico Township's 1,186 acres of land zoned I-1, 520 acres remain for this type of future development. Only one of these remaining I-1 parcels with a comparable amount of buildable land scored as high on the Suitability Analysis as the proposed property.

COMMENTARY

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

Connecting People, Place & Opportunity

Intentionally cultivate, retain, and expand industry. Industrial land is in demand in Lancaster County and, as shown through the Growing Responsibly Workshop, this property is very suitable for industrial development because it has access to water, has access to sewer, is along a major road, is within one mile of an interchange (I-76 and Rt. 222), and is more than 10 acres.

Growing Responsibly

Grow where we're already growing. The property is adjacent to an Urban Growth Area including land which is already in Industrial use. Industrial use of this property would leverage existing water, sewer, and transportation infrastructure.

CONSISTENCY WITH COMPREHENSIVE PLANS

places2040 - Lancaster County Comprehensive Plan

The proposed rezoning is consistent with *places2040*.

Comprehensive Plan for the Cocalico Region (2023)

While this site is not specifically called out in the Regional Comprehensive Plan, one of the Plan's goals is to "Intentionally cultivate, retain, and expand industry," recognizing that industrial development is an important part of the regional economy.

RECOMMENDATION

Staff recommends approval of the Proposed Rezoning with the following comments:

- The LCPC noted that if this property is rezoned to I-1 it would inadvertently create a single parcel (900 Stone Hill Road) of A zoning district surrounded completely by I-1 district. Therefore, the LCPC recommended that the Township consider rezoning 900 Stone Hill Road and 754 Gehman School Road, which are adjacent to the subject property, to I-1 district.
- If this property is rezoned to I-1, the Township should also include it in the Urban Growth Area.
- The County Planning Department is currently going through a multi-year Growth Area Recalibration process, including analyzing and recommending where the Growth Area Boundaries should be changed, and potentially recommending rezonings accordingly. As part of that process, the Township is encouraged to wholistically re-evaluate its Industrial Districts and assess if there are parcels currently in Industrial Districts which are less suitable for development and should be rezoned for non-industrial uses.

* * *

JDH/JSN/fkg/ncs

Copy: Matt Close, C&B Development, LLC

S:\COMMUNPL\LCPC\2023\11-13-23\FINAL\CPO 8-201 JSN.docx

December 21, 2023

To East Cocalico Board Supervisors:

Please accept this letter, as a formal request for an additional 90 days, on our existing, temporary permit. As requested, will follow up with project update next week.

Should you have any additional questions, feel free to contact me at 256-509-9658,
jerrod.harris@airmethods.com



Jerrod Harris
Air Methods Corp
Director of Base Integration