

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING AGENDA**

Monday, January 22, 2024, 7:00 PM

Township Building, 100 Hill Road

- 1) Reorganization
- 2) December 18, 2023 Meeting minutes
- 3) Shoemaker (LD 2023-07)
 - Review of a proposed lot line change at Adamstown Road.
- 4) 120 Adamstown Road
 - Review of a DEP Planning Waiver & Non-Building Declaration.
- 5) 141 North Reamstown (LD 2023-09)
 - Review of a two-lot subdivision at North Reamstown Road.
- 6) Cardinal Ridge Properties (LD 2023-10)
 - Review of a land development at North Reading Road.
- 7) subdivision & land development update
 - An update on active subdivision and land development applications.
- 8) adjournment

current applications & review deadlines

- Village at East Cocalico (LD 2021-02) – *May 8, 2024*
- Dutch Cousin Campground (LD 2022-03) – *review period waived*
- Grande (LD 2023-01) – *review period waived*
- Shoemaker (LD 2023-07) – *review period waived*
- 141 North Reamstown Road (LD 2023-09) – *February 17, 2024*
- Cardinal Ridge Properties (LD 2023-10) – *review period waived*
- 42 Smokestown (LD 2023-11) – *April 20, 2024*
- Rank / Brubacker (LD 2024-01) – *review period waived*

Applications and plans are available to review at the Township Building during regular business hours.

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING
EAST COCALICO TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
MONDAY, DECEMBER 18, 2023, 7:00 PM**

CALL TO ORDER by Chair Wenger at 7:00 PM

ATTENDANCE

PRESENT:	Paul Wenger, Chair	[X]
	Steve Brubaker	[X]
	Allan Day	[X]
	Steve Graybill	[X]
	Allen Maxwell	[X]
	Donald Miller	[X]
	Chuck Shupp	[X]

MEETING MINUTES

Mr. Day made a motion to approve the November 27, 2023 Meeting, with a correction noted by Mr. Miller. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

AGENDA ITEMS

1. Shoemaker (LD 2023-07) – Russell Frantz, Engineer for the Applicant, provided an overview of a proposed lot line change at Adamstown Road. Mr. Frantz commented on the requirement to denote on the plan existing features within 200 feet of the properties' boundaries.

Mike Reinert, Township Engineer, commented on required shared access easement. Mr. Frantz commented on shared access easement status.

Mr. Frantz commented on sewage planning status.

Discussion on this matter will continue at the January 22 Meeting.

2. Subdivision & Land Development Updates – Tommy Ryan, Township Manager, provided an update on active subdivision and land development applications.

OTHER ITEMS

Mr. Brubaker commented on the deferral of sidewalks, connectivity in the community, and the 2040 Comprehensive Plan for the Cocalico Region.

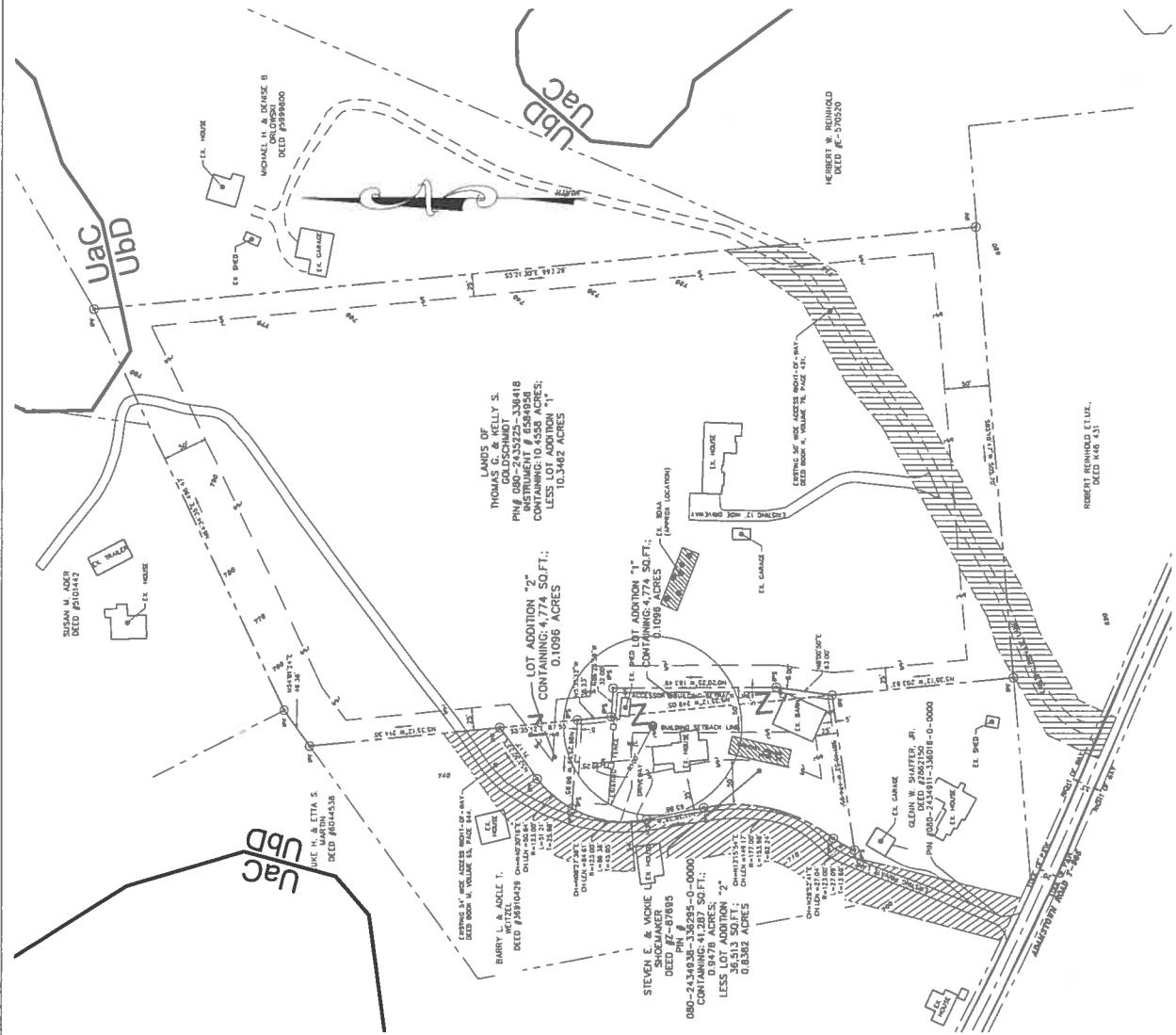
ADJOURNMENT

There being no additional business, the meeting adjourned at 7:12 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager

DRAFT



- LEGEND**
- IRON PIN FOUND
 - IRON PIN TO BE SET
 - (5/8" x 30" reinforcing rod)
 - BUILDING SETBACK LINE
 - EXISTING FENCE
 - EXISTING WELL
 - EXISTING SEWAGE DISPOSAL AREA
 - S.B.A.A.

"PROPOSED CONDITIONS"

MATTHEW & VICKIE L. SHOEMAKER 13002/1725 LEGANIDE, PENNSYLVANIA 17042 PHONE: (717) 277-5828	MINOR LAND SUBDIVISION PLAN FOR STEVEN E. & VICKIE L. SHOEMAKER THOMAS G. & KELLY S. GOLDSCHMIDT EAST COCALICO TOWNSHIP LANCASTER COUNTY, PA.	REVISED DECEMBER 19, 2023 REVISED DECEMBER 19, 2023 REVISED DECEMBER 19, 2023 DATE: SEPTEMBER 21, 2023 SCALE: 1"=60' THOMAS G. GOLDSCHMIDT 220 HANCOCK STREET ROBINHOLDS, PA 17569 (610) 207-0235 (717) 917-8545 INSTRUMENT # 6584958 PH# 080-233272-336418 DRAWN BY: A. MEY SHEET 2 OF 3 SHB SUB-2.0
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TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

January 3, 2024

East Cocalico Township Planning Commission
Attn: Mr. Tommy Ryan, Township Manager
100 Hill Road
Denver, Pennsylvania 17517

Steven E. & Vickie L. Shoemaker Minor Subdivision
Final Plan

Prepared by: Matthew & Hockley Associates, LTD.

Prepared for: Thomas & Kelly Goldschmidt
Steven & Vickie Shoemaker

Plan No. SH8 SUB

Plan Date: September 21, 2023

Revised Date: December 19, 2023

TEI File: 4035-186

Dear Mr. Ryan:

We have reviewed the referenced revised plan for conformance with the Township Code of Ordinances and offer the following comments:

**COMPLIANCE WITH THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT
ORDINANCE – CHAPTER 194**

1. This plan has been classified as a minor subdivision plan and must comply with the requirements of sketch plan (§194-13), proposed features (§194-15.D(2-3)), and applicable certifications in §194-15.F. §194-11.C
2. The approval date for the requested waiver shall be provided on the plans if granted by the Board of Supervisors prior to recordation of the plan. §194-12 & 13.A(11)
3. All existing features on the subject properties and within 200 feet of the properties are required to be shown on the plans. It appears that some of the existing features are shown on the subject properties, but not within 200 feet of the properties as required. We have no objection to the waiver request. §194-13.B (**Waiver request acknowledged**)
4. It appears that there are two existing private lanes shown that cross over the subject properties. The applicant has provided the existing shared access easement information on the plans, which should also be reflected in the revised deeds for the resultant lots. Any information pertaining to existing shared access agreements should be provided for review by



the Township, if none exist, they should be prepared and recorded as part of the proposal. §194-15.D(3) & 28 & 36

5. The Final Plans shall be signed and sealed by all parties once all issues have been addressed. A pdf of the Final Plan shall be provided to the Township following recording. The certification statement/signature block for the Township Supervisors shall be updated to reflect Final Plan approval (Preliminary Plan is noted on the plans). §194-15.F(1)
6. Evidence of approval of sewage planning or exemption is required prior to final plan release. The applicant has indicated that a planning waiver/non-building declaration is being pursued. The applicant has provided information to the Township Sewage Enforcement Officer for review. §194-15.F(3) & 43
7. Draft deeds for the resultant lots shall be provided for review and recorded upon final plan approval/release. §194-34

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: Township Board of Supervisors
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr. & Bernadette Hohenadel, Township Solicitor
John Schick, P.E., Rettew Associates
Quinn Haller, Township Sewage Enforcement Officer
Russell Frantz, Matthew & Hockley Associates, LTD
Thomas & Kelly Goldschmidt
Steven & Vickie Shoemaker
TEI File: Municipal/East Cocalico/4035-186-ltr02 Steven & Vickie Shoemaker Minor
Subdivision.doc

**County Commissioners**

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice Chairman
John B. Trescot, Commissioner

Executive Director

Scott W. Standish

Planning Department

150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333

www.lancastercountyp planning.org

23LP

MEMORANDUM

To: Tommy Ryan, Manager
East Cocalico Township

From: Gwen E. Newell, RLA, AICP *GN*
Senior Planner

Regional Liaison(s): Joella Neff *JAN*
Senior Planner - Northeast Planning Area

Date: November 2, 2023

Re: Advisory Plan Review Comments
LCPC # 81-127-1, Steven E. & Vickie L. Shoemaker
East Cocalico Township

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to this project.

GENERAL INFORMATION

Subject: Final Subdivision Plan
Proposal: To eliminate existing site encroachments by realigning property boundaries between a 0.9478-acre lot and a 10.4558-acre lot
Owner(s): Steven E. & Vickie L. Shoemaker / Thomas G. & Kelly S. Gordschmidt
Applicant: Same
Firm: Matthew & Hocklay
Received: October 3, 2023

LOCATION

Parcel ID #: 0809389500000 / 0802251800000
Address: 94 Adamstown Road, Reinholds PA
Location: North of Adamstown Road, east of its Swartzville Road intersection
Places2040: The project site is located outside the Cocalico Urban Growth Area and within the Natural Conservation Character Zone.

PATTERN

Zoning: R1 - Residential
Project Density: 0.18 du / ac
Present Use: Residential

TIMING

Utilities: Private water and sewer services exist



RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

SITE DESIGN COMMENTARY

1. On the Final Plan to be recorded, the LCPC signature block should be included to state the following:

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

This Plan, bearing LCPC File No. _____, was reviewed by staff of the Lancaster County Planning Department on _____, as required by the Pennsylvania Municipalities Planning Code, Act 247, of 1968, as amended. This certificate does not represent nor guarantee that this plan complies with the various ordinances, rules, regulations, or laws of the local municipality, the commonwealth, or the federal government.

*

* Signature of the Chairperson or their designee

2. Because County records indicate that the Goldschmidt lot is enrolled in the Clean and Green preferential assessment program, the following note should be provided on the plan:

"NOTICE: According to County records, the subject property may be subject to the Pennsylvania Farmland and Forest Land Assessment Act of 1974, (a.k.a. the Clean and Green Act), Act 319 of 1974, P.L. 973; 72 P.S. 5490.1, as amended, and as further amended by Act 156 of 1998, as amended. These Acts provide for preferential property tax assessment and treatment. It is the property owner's responsibility to be aware of the laws, rules and regulations applicable to his or her property, including the provision that: (a) preferential property tax assessment and treatment will remain in effect continuously until the land owner changes the agricultural use from the approved category, or if a transfer, split-off or separation of the subject land occurs; (b) if a change in use occurs, or if a conveyance, transfer, separation, split-off or subdivision of the subject land occurs, the property owner will be responsible for notifying the County Assessor within 30-days; (c) the payment of roll-back tax, plus interest, for the period of enrollment, or a period not to exceed 7-years, whichever is less, may be required; (d) if the property owner fails to notify the County Assessor within the 30-day period, prior to the land conveyance, the property owner may be subject to a \$100.00 civil penalty; (e) if the property owner fails to pay the roll-back tax, a municipal lien could be placed on the property under existing delinquent tax law."

3. Revised deeds for the resultant lots should be recorded as part of this plan approval. Recording new deeds with perimeter legal descriptions may avoid possible confusion during future title research of the affected properties.

4. If none presently exists, Shared Access Easement Agreements should be provided and recorded as part of the plan approval for each lot. This agreement should note the ownership, rights, and maintenance responsibilities associated with the shared access drive. The agreement should clarify that East Cocalico Township is not responsible for any agreement arbitration.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

JDH/GEN/JSN/fkg/ncs

Copy: Russell Frantz, Matthew & Hockley Associates, Ltd. (Lebanon)
Act 319 Administrator, Tax Assessment

S:\COMMUNPL\LCPC\2023\11-13-23\FINAL\81-127-1 Steven E & Vickie L. Shoemaker JSN.docx

MATTHEW & HOCKLEY ASSOCIATES, LTD.

602 CORNWALL ROAD

LEBANON, PA. 17042

717-954-6513

PROJECT NARRATIVE

for

Thomas G. & Kelly S. Goldschmidt

and

Steven E. & Vickie L. Shoemaker

Located in

East Cocalico Township, Lancaster County, Pennsylvania

Request for Planning Waiver & Non-Building Declaration

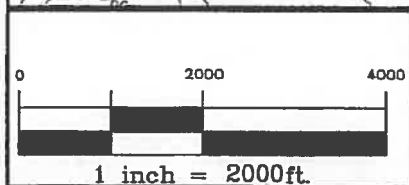
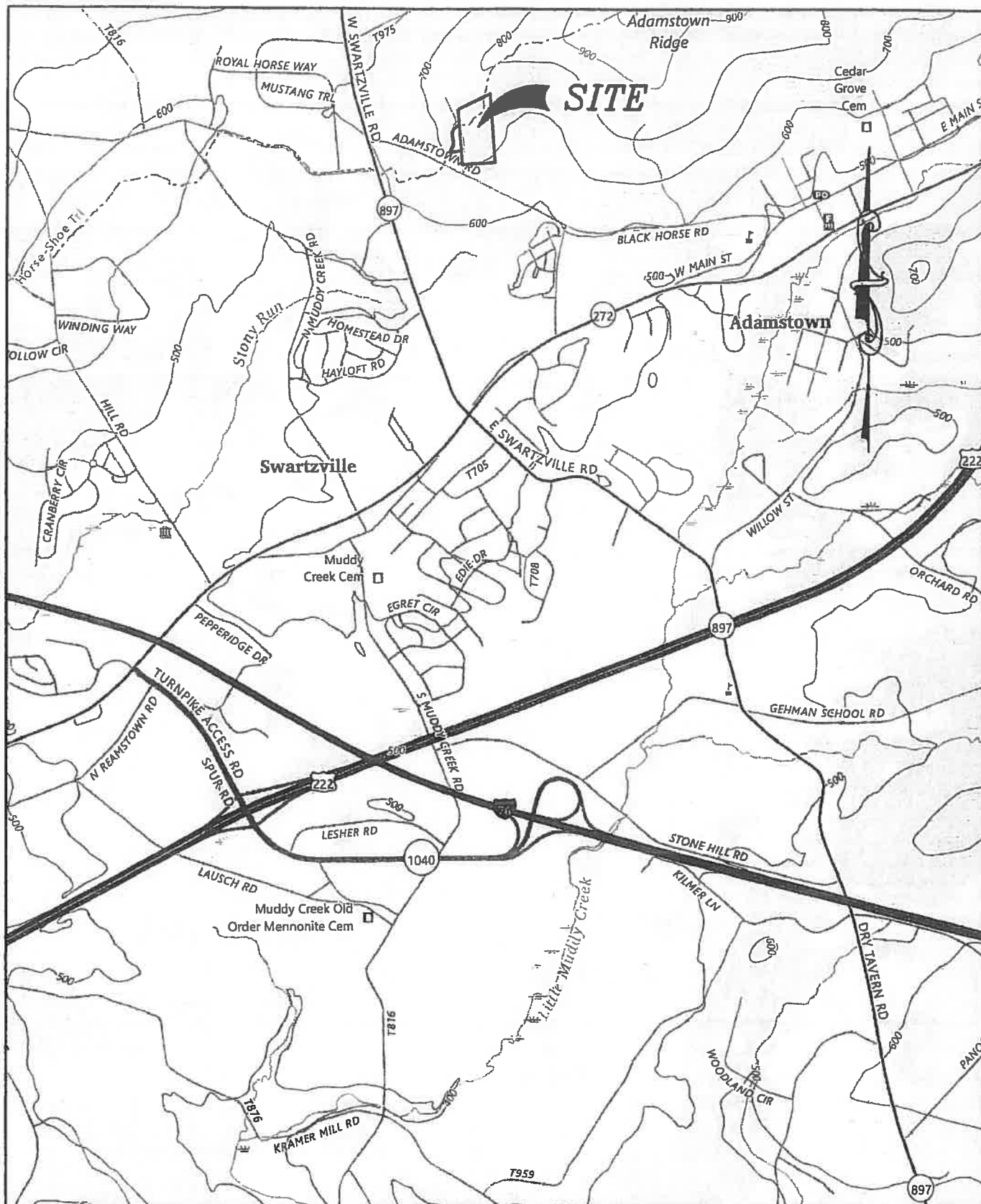
Thomas G. & Kelly S. Goldschmidt, owners of a 10.4558-acre tract of land, PIN #080-2435225-336418 and Steven E. & Vickie L. Shoemaker, owners of a .9478-acre tract of land, PIN #080-2434938-336295 are proposing to exchange an equal portion of land between each other. The purpose of this plan is to subdivide a 0.1096-acre lot from each tract and addition 0.1096-acres to each lot. The individual 0.1096-acres lot additions, known as lot addition "1" and lot addition "2" of the proposed subdivision, will resolve a problem of existing building locations with existing property lines and set-backs. The proposed subdivision is located along the north side of Adamstown Road T-#965, east of SR#0897, in East Cocalico Township, Lancaster County, Pennsylvania.

No portion of Lot Addition "1 or 2" are to be used as a separate building lots.

The proposed Lot Addition "1 & 2" will generate no additional sewage flow; therefore, a Request for Planning Waiver & Non-Building Declaration will be completed for this subdivision.

Surrounding lands located north, south, east and west are single-family residential properties, served by on-lot sewage disposal and individual private wells.

This Request for Planning Waiver and Non-Building Declaration will be presented to East Cocalico Township, Lancaster County for their review and consideration.



TERRE HILL, PA U.S.G.S. QUADRANGLE
 Showing Property of
STEVEN E. & VICKIE L. SHOEMAKER
 AND
THOMAS G. & KELLY S GOLDSCHMIDT
 Located in
 EAST COCALICO TOWNSHIP, LEBANON COUNTY, PA



COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION

Section A - To Be Completed by Subdivider

I, Steven E. Shoemaker (subdivider), propose a subdivision of 1 (one) lot(s), located in East Cocalico Township/Borough, Lancaster County. No facility or building will be erected on the subdivided lot(s) either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act (35 P.S. §750) (Act) or the Pennsylvania Clean Streams Law (35 P.S. §691). In support thereof, I have attached the following:

1. A written description of the subdivision and its intended use.

2. A copy of the plot plan and deed (if available) which contains language identical to or similar to:

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of adding side yard to neighboring property use. No portion (or lot number(s) lot addition "2") of this property/subdivision are approved by East Cocalico Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 et seq.) (Act) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of East Cocalico Township (municipality), who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

3. Language identical to or similar to that in Section A.2 above has been recorded on the plot plan and will be recorded on the deed. A copy of the deed (if available) and plot plan is submitted with this waiver request/ non-building declaration as documentation of this fact.

I verify that the statements made in Section A of this document are true and correct to the best of my knowledge, information and belief. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Steven E. Shoemaker

Subdivider/Developer
(Print Name)

Signature

Date

12/18/2023

Section B - To Be Completed By Buyer Or Recipient Of The Non-Building Parcel

As the anticipated buyer or recipient of the non-building land parcel described in Section A, I declare that my intended use of the parcel is for the purpose of adding side yard to neighboring property, that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Act (35 P.S. §750.1 et seq.), the Pennsylvania Clean Streams Law (35 P.S. §691.1 et seq.) and regulations promulgated thereunder. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Thomas G. Goldschmidt

Buyer/Recipient
(Print Name)

Signature

Date

12/18/23

Section C - Sewage Enforcement Officer (SEO) (Only when there is an existing septic system on the parcel under consideration)

I have inspected the lot on which the existing building and existing septic system are located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. I further acknowledge that no violations of the Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement. A brief description and sketch of the existing system and site is attached.

Bryan Woerner Bryan Woerner 04146 1/2/24
 SEO Signature Certification Date
 (Print Name) Number

Section D - Planning Agency Concurrence

The described use (agriculture, silviculture, utility placement, mining, etc.) of parcel(s) herein proposed must be consistent with the zoning, land use ordinances and comprehensive plans for the area involved in the proposed subdivision. By signature of the designated official, _____ (planning agency with Municipal Planning Code jurisdiction), has reviewed the information submitted requesting a non-building waiver and has found this request to be consistent with applicable plans and ordinances administered by this agency and that it is not part of a subdivision that proposes new sewage generating structures.

 Planning Agency Official Signature Date
 (Print Name)

Section E - Municipal Concurrence

By signature of the designated official, _____ Township/Borough, _____ County acknowledges acceptance of this proposal as a non-building lot subdivision. Officials of _____ (Municipality) accept full responsibility now and in the future to identify any violation of the non-building lot criteria described and to submit to DEP a completed Sewage Facilities Planning Module for the entire subdivision should a violation occur. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for all the lots in the subdivision. This municipality will retain a copy of this waiver and all attachments. A copy of this form and all attachments are being forwarded to the appropriate office of DEP and to the municipal SEO.

 Municipal Secretary or Chairperson Signature Date
 (Print Name)

FINAL MINOR SUBDIVISION PLAN FOR 141 N. REAMSTOWN ROAD



CERTIFICATION OF ACCURACY - SURVEY
I, HERBERT C. HALL, DO HEREBY CERTIFY THAT THE SURVEY AND THE SUBDIVISION PLAN SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THE SURVEY BEING AND ACCURACY OF THE SURVEY BEING GUARANTEED BY THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE. THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE IS THE GUARANTEE THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFICATION OF ACCURACY - PLAN
I, HERBERT C. HALL, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THE PLAN BEING AND ACCURACY OF THE PLAN BEING GUARANTEED BY THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE. THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE IS THE GUARANTEE THAT THE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN,
AND OFFER OF DEDICATION
(DUAL OWNERS)

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER
ON THIS 11th day of November, 2003, before me, the undersigned official, appeared the undersigned, JAMES M. SCHILLACI and JAMES M. SCHILLACI, known to me to be the persons whose names are subscribed to the foregoing Certificate of Ownership, Acknowledgment of Plan, and Offer of Dedication, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

WITNESSE MY HAND AND SEAL OF OFFICE this 11th day of November, 2003.
NOTARY PUBLIC
JAMES M. SCHILLACI

ACT 181
UNINCORPORATED LOCAL GOVERNMENTS ACT
I, JAMES M. SCHILLACI, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THE PLAN BEING AND ACCURACY OF THE PLAN BEING GUARANTEED BY THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE. THE SURVEYOR'S PROFESSIONAL LIABILITY INSURANCE IS THE GUARANTEE THAT THE PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PA1
CALL NUMBER 1001-1001
1-800-242-1774
DATE: JANUARY 21, 2003
JAMES M. SCHILLACI
MANUFACTURED HOME SUBDIVISION

WAIVERS REQUESTED
WE ARE REQUESTING THAT THE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS WAIVE THE FOLLOWING SECTIONS OF THE EAST COCALICO TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:
§ 194-13A(3)(g) - EXISTING FEATURES WITHIN 200' OF THE PROPERTIES
§ 194-13B(4) - PENNSYLVANIA NATURAL DENSITY INVENTORY SEARCH
§ 194-13B(4) - PRESENCE OR ABSENCE OF WETLANDS
§ 194-25.0 & 194-41C - STREET TREE REQUIREMENTS
§ 194-25.0 & 194-41C - STREET TREE REQUIREMENTS

**EAST COCALICO TOWNSHIP PLANNING COMMISSION
REVIEW CERTIFICATE**

AT A MEETING HELD ON _____, 2003, THE EAST COCALICO TOWNSHIP PLANNING COMMISSION REVIEWED THE PLAN.

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
FINAL PLAN APPROVAL CERTIFICATE**

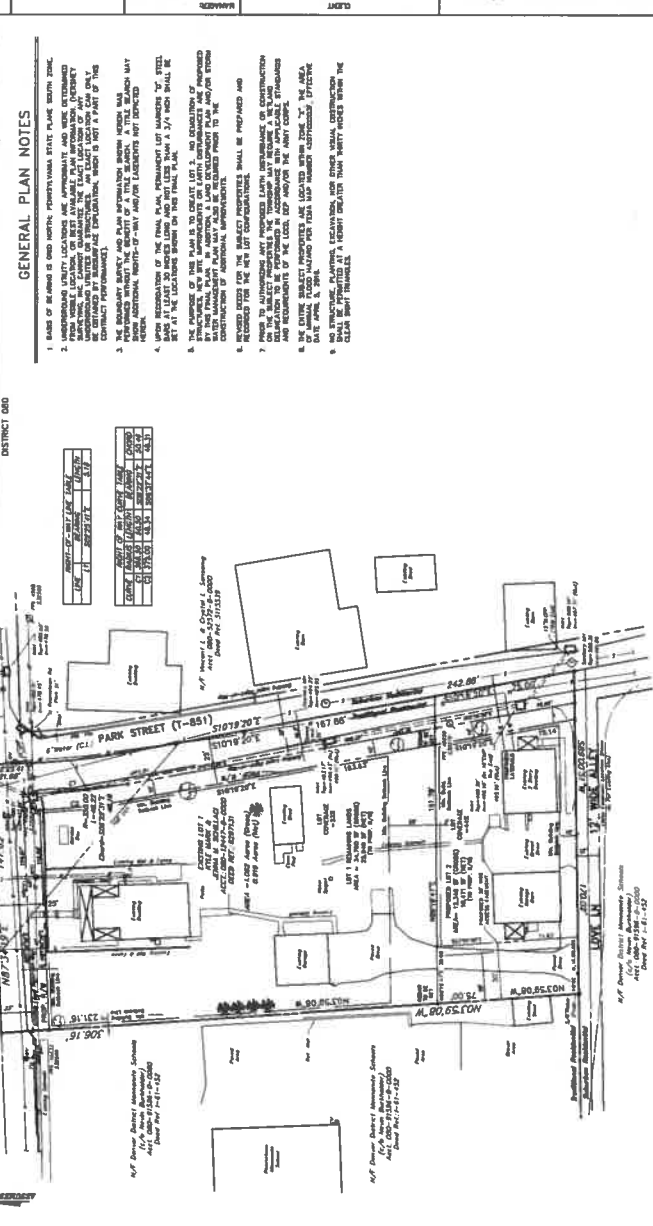
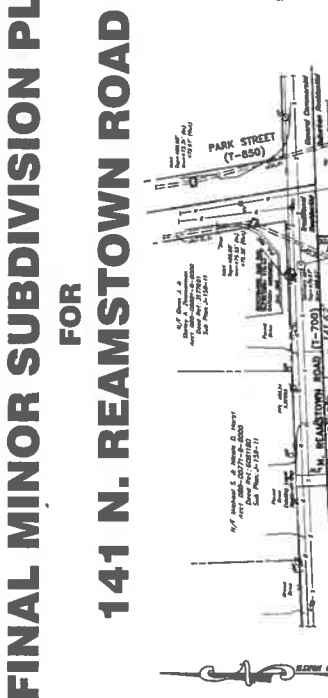
AT A MEETING HELD ON _____, 2003, THE BOARD OF SUPERVISORS OF EAST COCALICO TOWNSHIP, PENNSYLVANIA, DO HEREBY APPROVE THE SUBDIVISION PLAN SHOWN HEREON AND ALL CONDITIONS OF APPROVAL HAVE BEEN MET. THIS APPROVAL INCLUDES THE COMPLETE SET OF PLANS/REPORTS THAT ARE FILED WITH THE TOWNSHIP AND AVAILABLE FOR PUBLIC REVIEW.

OWNERS OF RECORD
KYLE MARK AND JENNA M. SCHILLACI
141 N. REAMSTOWN ROAD
STEVENSON, PA 17378

SOURCE OF TITLE
KYLE MARK AND JENNA M. SCHILLACI
ACCOUNT NO. 0000-12447-0-0000
DEED REF. 8297131

DRAWING INDEX
SHEET 1 OF 1 - COVER SHEET - TO BE RECORDED

LANCASTER COUNTY CODE
DISTRICT 860



GENERAL PLAN NOTES

1. BASIS OF MAP AND SURVEY: PENNSYLVANIA STATE PLANE SOUTH ZONE.
2. UNDERSTANDING: LOT LINES ARE APPROXIMATE AND HAVE NOT BEEN DETERMINED BY SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
4. UNDERSTANDING: LOT LINES ARE APPROXIMATE AND HAVE NOT BEEN DETERMINED BY SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
5. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 2, AND TO DETERMINE THE BOUNDARIES OF THE LOT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
6. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
7. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
8. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
9. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.
10. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

SITE DATA

TOTAL SITE AREA	1.000 ACRES (0.0000)
EXISTING NO. OF LOTS	1
PROPOSED NO. OF LOTS	2
EXISTING LAND USE	SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
EXISTING ZONE	RES-1
PROPOSED ZONE	RES-1
OWNER	KYLE MARK AND JENNA M. SCHILLACI
DATE	11/11/2003

**LANCASTER COUNTY PLANNING DEPARTMENT'S
REVIEW CERTIFICATE**

THIS PLAN, MAP, AND SURVEY, INCLUDING THE SUBDIVISION PLAN SHOWN HEREON, HAVE BEEN REVIEWED BY THE LANCASTER COUNTY PLANNING DEPARTMENT. THE REVIEWER HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION. THE REVIEWER HAS FOUND NO EVIDENCE OF ANY EASEMENTS OR OTHER INTERESTS THAT WOULD AFFECT THE SUBDIVISION.

LCPC FILE NO.: 231403-07



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

December 12, 2023

East Cocalico Township Planning Commission
Attn: Mr. Tommy Ryan
100 Hill Road
Denver, Pennsylvania 17517

141 N. Reamstown Road Minor Subdivision
Final Plan

Prepared by: Hershey Surveying, Inc.

Prepared for: Kyle Mark & Jenna M. Schillaci

Plan No. 231403-07

Plan Date: November 13, 2023

TEI File: 4035-192

Dear Mr. Ryan:

The proposal consists of the subdivision of an existing 1.082 acre property into 2 lots. Lot #1 will contain an existing single family detached dwelling with residential improvements on a lot of 34,790 square feet (0.798 acres). Lot #2 contains two existing structures (garage/barn and existing 2 story dwelling) on a lot of 12,348 square feet (0.283 acres). The subject tract is located in the R-3 – Traditional Residential Zone zoning district and there are no proposed earth disturbance or improvements associated with the subdivision. The properties are served by public sanitary sewer disposal and water supply (lot #1 existing and lot #2 proposed).

We have reviewed the referenced plan for conformance with the Township Ordinances and offer the following comments:

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE – CHAPTER 194

1. This plan has been classified as a minor subdivision plan and must comply with the requirements of sketch plan (§194-13), proposed features (§194-15.D(2-3)), and applicable certifications in §194-15.F. Minor subdivisions are not required to comply with the preliminary plan application procedures and/or preliminary or final plan information requirements unless otherwise stated by this section. §194-11.C
2. All waivers (or deferrals) shall be listed on the Final Plan along with their approval date if granted by the Board of Supervisors. §194-12
3. The plans shall identify and depict all existing physical features within the site and within 200 feet of the subject property. The plans do not show all existing features within 200 feet of



the subject property. We have no objection to the waiver request. §194-13.B(3) **(Waiver request acknowledged)**

4. A PNDI (PA Natural Diversity Inventory) clearance shall be provided to ensure no endangered species or other similar natural features exist on the subject properties. No PNDI clearance has been provided. We have no objection to the waiver request. §194-13.B(4) **(Waiver request acknowledged)**
5. The current plan depicts that existing stormwater facilities at the southwestern corner of the intersection of N. Reamstown Road and Park Street are located outside of the existing road right-of-way. A proposed ultimate right-of-way is shown, however the applicant shall clarify whether the proposed right-of-way is being offered for dedication as part of the subdivision proposal. If the Township does not require the dedication of any additional right-of-way in conjunction with this plan to include this area, the Township shall evaluate the need for drainage easements for any existing features identified outside the public right-of-way. §194-13.C(5), C(11) & 36
6. If the Township elects to require any offer of dedication of additional right-of-way along any portions of the public roadway frontage in conjunction with the processing of this plan, updated exhibits and legal descriptions shall be provided as required to accompany a Deed of Dedication to be prepared by the Township Solicitor. The ultimate right-of-way has been shown on the plans. §194-13.C(11)
7. The Final Plans shall be signed and sealed by all parties. A pdf of the Final Plan shall be provided to the Township following recording. §194-15.F
8. Prior to Final Plan release, if improvements are required, an Improvement Guarantee Agreement shall be executed and submitted to the Township along with the required financial security in a form and amount acceptable to the Township. §194-17 & 18
9. The Township shall evaluate if any improvements to the existing streets abutting the subject property will be required in conjunction with this plan. The ultimate right-of-ways for both abutting roadways has been noted on the plans, however no road improvements are proposed. If proposed the improvements shall meet the design requirements noted in the Ordinance. A waiver has been requested, however we would recommend consideration of a deferral in lieu of waiver. §194-25.C(1) & 32-33 **(Waiver request acknowledged)**
10. A road opening permit shall be required for any proposed utility cuts within the right-of-way and cartway of Park Street. The plans shall adequately identify any required disturbance and restoration to Park Street for the proposed utility connections. §194-25.K(12)
11. Street trees shall be provided along the frontage of the properties as specified in the Ordinance. The applicant is noting that all existing trees and vegetation will remain. We have no objection to the waiver request. §194-25.O & 41.C **(Waiver request acknowledged)**
12. A proposed access easement is provided for the existing driveway traversing lot #2 onto lot #1. A draft access easement document shall be prepared for review and approval by the Township Solicitor and the timing of the recording of this agreement shall be confirmed by the



Solicitor. The plan shall include any plan notations required by the Township Solicitor pertaining to this access easement. §194-36

13. Monuments shall be provided as noted in this section, including the proposed right-of-way lines. All existing and proposed monuments shall be provided on the plans. It does not appear that any monuments are shown. §194-37
14. The applicant shall confirm the presence or absence of wetland areas on the subject property as part of the plan review. We have no objection to the waiver request provided the section reference is revised accordingly. §194-40 (**Waiver request acknowledged**)
15. The ECTA shall confirm that all sanitary sewer requirements have been addressed with the proposal and the applicant provide evidence of the same to address this requirement prior to final plan release. PADEP sewage planning approval or exemption shall be provided prior to Final Plan release. §194-43
16. The ECTA shall confirm that all public water requirements have been addressed with the proposal and the applicant provide evidence of the same to address this requirement prior to final plan release. §194-44
17. Since the project results in the establishment of an additional single family dwelling, it would be appropriate for a fee in lieu of land dedication be provided for the proposal. We would recommend a fee in lieu of \$1,000 be posted with the Township based on the scope of the project prior to Final Plan release to satisfy this requirement. §194-46

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEES ORDINANCE – CHAPTER 203

The appropriate TIF shall be paid to the Township at the time of Final Plan release based on the fee schedule adopted by the Township. Since the subject property is located in the Southern Service Area, the TIF calculation is based on \$1,510.00 per peak PM hour trip.

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. Single family detached dwellings are permitted by right in the R-3 – Traditional Residential Zone zoning district. The plans appear to comply with the area and bulk regulations of the R-3 zoning district. §220-17
2. There is a note on the plan (#9) related to the clear sight triangle at the intersection of N. Reamstown Road and Park Street. The note should be expanded to reference this section and include language that the Township may require the removal of vegetation within the clear sight triangle at their discretion. §220-35.B & C



GENERAL COMMENTS

1. The applicant should address the review comments from the Lancaster County Planning Commission prior to final plan release.

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: Township Board of Supervisors
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr. & Bernadette Hohenadel, Township Solicitor
John Schick, P.E., Rettew Associates
Scott Carl, ECTA Administrator
Ron Hershey, PLS, Hershey Surveying, Inc.
Kyle Mark & Jenna M. Schillaci
TEI File: Municipal/East Cocalico/4035-192-ltr01 141 N. Reamstown Road Minor Subdivision
Final.doc

**County Commissioners**

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice Chairman
John B. Trescot, Commissioner

Executive Director

Scott W. Standish

Planning Department

150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333

www.lancastercountypanning.org

23LP

MEMORANDUM

To: Tommy Ryan, Secretary
East Cocalico Township

Regional Liaison: Joella Neff
Northeast Planning Area

Plan Reviewer(s): Gwen E. Newell, RLA, AICP *GN*
Joella Neff *JAN*

Date: December 22, 2023

Re: Advisory Plan Review Comments
LCPC # 23-17A, 141 N. Reamstown Road
East Cocalico Township

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to this project.

GENERAL INFORMATION

Subject: Final Subdivision Plan
Proposal: To subdivide a 1.082-acre lot into a 34,790-sq. ft. lot with an existing dwelling and outbuildings, and a 12,348-sq. ft. lot with an existing dwelling and garage
Owner(s): Kyle Mark & Jenna Schillaci
Applicant: Same
Firm: Hershey Surveying Inc.
Received: November 21, 2023

LOCATION

Parcel ID #: 0801244700000
Address: 141 N. Reamstown Road, Stevens PA
Location: Southwest quadrant of the N. Reamstown Road and Park Street intersection
Places2040: The project site is located within the Cocalico Urban Growth Area and within the Suburban Character Zone.

PATTERN

Zoning: R3 – Traditional Residential
Project Density: 1.84 du / ac
Present Use: Residential

TIMING

Utilities: Public water and sewer services are proposed



RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

PLACES2040 COMMENTARY

The project relates to these specific *places2040* Big Ideas, policies, and catalytic tools:

Growing Responsibly

Prioritize redevelopment and infill in Urban Growth Areas. This project is a good example of how additional housing units can be added to an already developed neighborhood by subdividing an existing lot to create a new lot with an existing structure which has been adapted for reuse into new housing. Such infill projects allow East Cocalico Township to better meet the need for additional housing without significantly impacting the character of established neighborhoods.

SITE DESIGN COMMENTARY

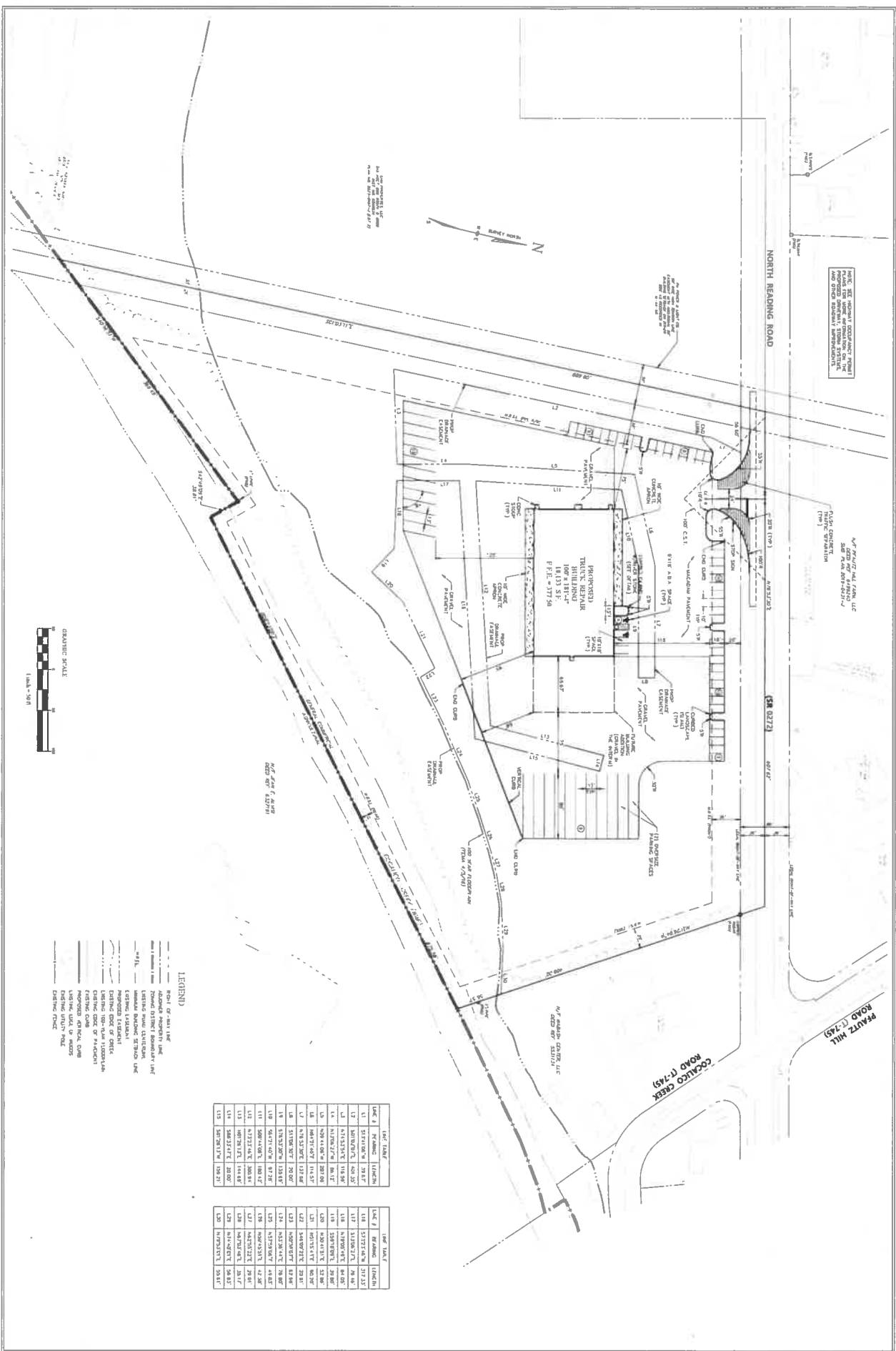
1. Per General Note 6, in addition to provided legal descriptions, revised deeds for the resultant lots should be recorded as part of this plan approval.
2. A Shared Access Easement Agreement should be recorded as part of the plan approval. This agreement should note the ownership, rights, and maintenance responsibilities associated with the shared driveway for existing Lot 1 through proposed Lot 2. The agreement should clarify that East Cocalico Township is not responsible for any agreement arbitration.

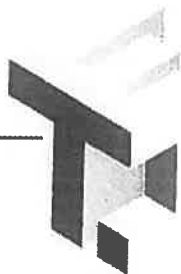
Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

JDH/GEN/JSN/fkg/ncs

Copy: Ronald Hershey, Hershey Surveying, Inc. (East Earl)





TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

January 3, 2024

East Cocalico Township Planning Commission
Attn: Mr. Tommy Ryan, Township Manager
100 Hill Road
Denver, Pennsylvania 17517

Cardinal Ridge Properties, LLC (Hoover Truck Repair)
Preliminary/Final Land Development
Prepared by: Diehm & Sons, Inc.
Prepared for: Cardinal Ridge Properties, LLC
Plan No. 22099
Plan Date: November 20, 2023
TEI File: 4035-168

Dear Mr. Ryan:

We have reviewed the referenced plan for conformance with the Township Code of Ordinances and offer the following comments:

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP STORMWATER MANAGEMENT & EARTH DISTURBANCE ORDINANCE – CHAPTER 185


1. A Riparian Buffer Easement shall be established and recorded as part of the land development plan. Suitable language should be included on the plans regarding the Riparian Buffer Easement. §185-10.1
2. NPDES permit approval from the Lancaster County Conservation District/PADEP is required for the review and approval of the E&S control and stormwater management plan for this project. §185-11.C, 15.D & 32
3. A certification statement should be provided on the record plan for signature and seal by the design professional attesting to the presence/lack of presence of carbonate geology on the site. §185-14.A(10)
4. A financial security for the stormwater-related improvements shall be posted with the Township. A cost estimate should be provided for review and recommendation to the Board of Supervisors, which will be issued under separate cover. As-built plans must also be provided and secured with the financial security amount. §185-19 & 20
5. A Stormwater Maintenance and Easement Agreement (SWMEA) will be required prior to final approval of the stormwater plan. The Township Solicitor will prepare this agreement and forward it for review and signature by the applicant. The applicant's engineer shall provide the



Township and its Solicitor with a document summarizing the O&M activities for the stormwater facilities and Riparian Buffer to serve as Exhibit A of the agreement. §185-34

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE – CHAPTER 194

1. All land developments (unless meeting the alternative plan review and processing requirements of the ordinance) are required to file and receive approval for both a preliminary and final plan submission. The applicant is requesting the plan be reviewed as a combined Preliminary/Final Plan. We have no objection to the waiver request provided the plan meets all requirements of Preliminary & Final Plan as outlined in this review. §194-9 **(Waiver request acknowledged)**
2. The approval date of the requested waivers and deferrals if granted by the Board of Supervisors shall be noted on the plans. §194-12 & 14.B(11)
3. It appears that the incorrect tax account number has been provided in the source of title information shown on sheet 1. The applicant shall revise this number accordingly. §194-14.B(5)
4. Where the land included in the subject application has an electric utility line within the property, a copy of the right-of-way agreement, or letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and minimum building setback and/or right-of-way lines shall be provided. The applicant shall provide this information for the PA Power and Light Co. right-of-way located on the subject property. §194-14.F(1) & 36.G
5. The Final Plans shall be signed and sealed by all parties once all issues have been addressed. A pdf of the Final Plan shall be provided to the Township following recording. §194-15.F
6. Prior to Final Plan release, an Improvement Guarantee Agreement shall be executed and submitted to the Township along with the required financial security in a form and amount acceptable to the Township. The Township Solicitor will prepare this agreement for review and signature by the applicant. An opinion of probable cost shall be submitted by the applicant's engineer for all proposed improvements for review and recommendation under separate cover. §194-17 & 18
7. North Reading Road (SR 272) is an arterial street and any intersections of access driveways with an arterial street requires a minimum of 500 feet separation distance. The proposed access driveway is approximately 475 feet from the existing access driveway to the west on the opposite side of the roadway. We have no objection to the waiver provided all PADOT comments are addressed. §194-25.E(3)(c) **(Waiver request acknowledged)**
8. The proposed access driveway intersection shall be designed in accordance with this section. A PADOT Highway Occupancy Permit (HOP) is required for the proposed access driveway onto Route 272. The safe stopping sight distance information shall be provided on the plans. Illumination of the intersection must be provided since the intersecting street is an arterial street. §194-28.D

- 
9. The cartway of all access driveways shall be constructed in accordance with the local street improvement specification standards of 194-25.K. It appears that the cross section on the plans differs slightly from what is provided in the ordinance. The applicant should revise the detail accordingly or request relief from this section. §194-28.G
 10. All traffic control signs and information shall be added to the plan set in accordance with this section. §194-28.J(1)
 11. All parking lots and loading areas shall be constructed to the street improvement specifications stated in 194-25.K. As previously stated, the cross section provided does not match the street specifications noted in the ordinance. In addition, a portion of the site is proposed to remain in gravel condition. §194-30.C **(Waiver request acknowledged)**
 12. Five percent of the total area of the lot shall be devoted to interior landscaping in a parking lot containing more than 20 parking spaces. There is no interior landscaping provided on the plans within the truck parking areas. §194-30.P(1) **(Waiver request acknowledged)**
 13. All required over-sized parking spaces shall be drive-thru style. The applicant is indicating that they do not need drive-thru style for the over-sized spaces serving the use. We have no objection to the waiver request. §194-30.R(1) **(Waiver request acknowledged)**
 14. Sidewalks shall be provided along all street frontages. There is no proposed or existing sidewalk located along North Reading Road. We have no objection to the request. §194-32.A **(Deferral request acknowledged)**
 15. Curbing shall be provided along all street frontages. There is no proposed or existing curbing located along North Reading Road. We have no objection to the request. §194-33.A(1) **(Deferral request acknowledged)**
 16. Vertical curb shall be 22 inches deep, seven inches wide at the top, and eight inches wide at the base. The distance from the top of the curb to the flow line of the gutter shall be seven inches. The applicant is proposing 18" high curb with an 8" curb reveal. We have no objection to the waiver request. §194-33.E(1) **(Waiver request acknowledged)**
 17. Monuments shall be provided as noted in this section. All existing and proposed monuments shall be provided on the plans. It does not appear that any monuments are shown. §194-37
 18. Tree protection fencing and adequate details shall be provided on the landscaping plans to protect vegetation designated to remain on the property and for the protection of the Riparian corridor buffer zone. §194-41.B
 19. The ECTA shall confirm that all sanitary sewer requirements have been addressed with the proposal and the applicant provide evidence of the same to address this requirement prior to final plan release. PADEP sewage planning approval or exemption is required for the land development. §194-43



20. The ECTA shall confirm that all public water requirements have been addressed with the proposal and the applicant provide evidence of the same to address this requirement prior to final plan release. §194-44
21. All non-residential land development shall dedicate a minimum of 2.5% of the proposed development's total land area, including areas of current and proposed public right-of-way to the Township for park and open space or upon agreement with the Township, the developer shall provide a fee in lieu of dedication. The owner indicates that they will be enrolling in the LERTA program. §194-46 **(Waiver request acknowledged)**
22. The applicant shall address the refuse disposal and recycling requirements as noted in this section for the proposal. §194-47

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP TRANSPORTATION IMPACT FEES ORDINANCE – CHAPTER 203

The project is located in the Southern Transportation Service Area (TSA) and has a fee of \$1,510/PM peak-hour trip associated with this region of the Township. The applicant has indicated 15 PM trips for the proposal, which would yield a total fee of \$22,650.00 for the project.

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. The proposed heavy equipment service and repair facility use is permitted by special exception approval by the Zoning Hearing Board in the C-1 – General Commercial zoning district. The applicant has obtained special exception approval and noted the approval on the plans as required. §220-21.C
2. A minimum 10 foot wide landscape strip shall be labeled and provided along all property lines. It appears that the landscape strip has been provided as required for all property boundaries except for the western property boundary in its entirety. Such landscape strip can be waived if the applicant is proposing a joint parking lot and/or loading areas shared by an adjoining use. Appropriate plan notes to memorialize such a condition or additional landscaping should be provided on the plans as applicable to address this zoning requirement. §220-21.M(2) & 44
3. The applicant should clarify whether a dumpster will be utilized for the truck repair facility. Dumpsters shall be screened from any adjoining properties and roads and must be enclosed completely within a fenced or masonry enclosure, equipped with a self latching door or gate. This information should be provided on the plans with a detail for the enclosure. §220-21.N
4. An illumination plan will be required for any lighting proposed on the property, which must comply with this section. Suitable details and notes shall be included to address all requirements of this section. §220-48.B
5. The applicable notes regarding the proposed use shall be added to the land development plan as noted in this section. It appears that the proposal complies with the area and bulk regulations of the zoning code for the proposed use. §220-69



GENERAL COMMENTS

1. The applicant should address the review comments from the Lancaster County Planning Commission with the revised plan submission and prior to final plan release.
2. All Transportation Engineering review comments generated by John Schick of Rettew shall be addressed to his satisfaction.

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: Township Board of Supervisors
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr. & Bernadette Hohenadel, Township Solicitor
John Schick, P.E., Rettew Associates
Scott Carl, ECTA Administrator
Tom Matteson, Diehm & Sons, Inc.
Cardinal Ridge Properties, LLC
Hoover Truck Repair
TEI File: Municipal/East Cocalico/4035-168-Itr02 Cardinal Ridge Properties, LLC Land Development Preliminary.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 Enterprises, II
Tom Matteson – Diehm & Sons, Inc.
DATE: November 29, 2023
PROJECT NAME: Cardinal Ridge Properties LLC (Hoover Truck Repair) **PROJECT NO.:** 031722000.2022.09
SUBJECT: TIS and HOP - Submission #1 Review

We have reviewed the following documents submitted by Diehm & Sons, Inc., on November 20, 2023:

- Transportation Impact Assessment , as prepared by Traffic Planning and Design, Inc., dated April 17, 2023.
- Highway Occupancy Permit Plan, as prepared by Diehm & Sons, Inc., dated November 20, 2023.

We offer the following comments for your consideration:

Traffic Impact Assessment

1. The Traffic Impact Assessment (TIA) was prepared in accordance with the approved PennDOT TIS Scope Application and subsequent approved TIS Scoping Meeting Minutes.
2. The TIA recommends the driveway to be a full access, low-volume driveway with 1 entering and 1 exiting lane designed to facilitate a WB-62 combination vehicle. No auxiliary turn lanes are warranted along SR 0272. A PennDOT Highway Occupancy Permit will be required for the construction of the driveway.
3. We concur with the methodology, conclusions, and recommendations contained in the study.
4. The subject tract is located within the Township's Southern Transportation Service Area which has an associated fee of \$1,510.00 per new weekday P.M. peak hour trip generated by new development. At full build-out, the proposed development is anticipated to generate 15 new trips during the weekday P.M. peak hour. Therefore, the calculated transportation impact fee is \$22,650.00.
5. All PennDOT TIA comments will need to be addressed.

Highway Occupancy Permit Plans

1. The plans indicate that pavement base drain will only be installed if existing pavement base drain is discovered during construction. We recommend that pavement base drain be provided along the improved area along SR 0272. However, in lieu of pavement base drain, the pavement section can be modified to daylight the subbase material to provide subsurface drainage.
2. The proposed 18" RCP cross pipe at Sta. 17+60 should be included in the subject driveway HOP. Since this pipe will be an "open pipe" system, it will not need to be permitted to the Township. Restoration of the new pipe installation as well as the restoration of the old pipe removal should be included in this plan.

Note that SR 0272 contains concrete pavement under the bituminous paving. Restoration will need to be performed with concrete. Caution should be taken with regards to any transverse joints that will be disturbed during the installation and/or removal. The disturbed area will need to be restored based on the applicable PennDOT RC Standards. Additional information regarding the MPT that will be utilized

during the removal of the old pipe, as well as the installation of the new pipe, and then for the final restoration, should be provided.

3. The EPS HOP numbers for the proposed forcemain and water lateral connections should be identified on the plans and on the HOP cover sheet. Will the forcemain be bored under SR 0272?
4. Provide acknowledgement from the ECT Authority regarding the proposed concrete encasement of the 10" waterline in the vicinity of the proposed stormwater cross pipe.
5. The entering left turn movement into the driveway shows the truck encroaching upon the exiting driveway lane.
6. All PennDOT HOP comments will need to be addressed.

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

**County Commissioners**

Ray D'Agostino, Chairman
Joshua G. Parsons, Vice Chairman
John B. Trescot, Commissioner

Executive Director

Scott W. Standish

Planning Department

150 North Queen Street | Suite 320
Lancaster, Pennsylvania 17603
Phone: 717-299-8333

www.lancastercountypanning.org

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MEMORANDUM

To: Tommy Ryan, Secretary
East Cocalico Township

Regional Liaison: Joella Neff
Northeast Planning Area

Plan Reviewer(s): Gwen E. Newell, RLA, AICP *GN*
Joella Neff *JAN*

Date: December 22, 2023

Re: Advisory Plan Review Comments
LCPC # 76-326-6, Cardinal Ridge Properties, LLC
East Cocalico Township

The Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers the following advisory comments and recommendations, which are for your consideration in the application of municipal subdivision and land development regulations to this project.

GENERAL INFORMATION

Subject: Final Land Development Plan
Proposal: To construct an 18,133 sq. ft. commercial building and associated infrastructure on a 10.429-acre lot
Owner(s): Cardinal Ridge Properties, LLC
Applicant: Same
Firm: Diehm & Sons, Inc.
Received: November 29, 2023

LOCATION

Parcel ID #: 0807632300000
Address: N. Reading Road, Stevens PA
Location: East side of N. Reading Road (Rt. 272) south of its Pfautz Hill Road intersection
Places2040: The project site is located within the Cocalico Urban Growth Area; portions of the project site are designated both as Buildable Lands and Natural Preservation Character Zone.

PATTERN

Zoning: C1 – General Commercial
Present Use: Agricultural

TIMING

Utilities: Public water and sewer services are proposed



RECOMMENDATIONS

Based upon this review, the Lancaster County Planning Department offers the following comments and recommendations:

PLACES2040 COMMENTARY

The project relates to these specific *places2040* Big Ideas, policies, and catalytic tools:

Growing Responsibly

Grow where we're already growing. The places2040 Growing Responsibly workshop analysis identified this parcel as being more suitable for non-residential development because it is within a growth area, and because of its proximity to public water, sewer, and transportation infrastructure. This project leverages previous investments in public water, sewer, and transportation infrastructure.

Creating Great Places

Design communities that put people first. The Land Development Plan depicts parking placed between the proposed building and the street. Such layout diminishes this key transportation corridor's community character and does not contribute to a strong pedestrian-friendly corridor.

Catalytic Tools

Implement Complete Streets. Sidewalks are not currently proposed despite this project site's location within a designated Urban Growth Area. In addition, the Future Land Use and Transportation Maps of both *places2040* and *The Comprehensive Plan for the Cocalico Region* depict N. Reading Road (Rt. 272) as a Priority Road, identified as needing improvements to reduce congestion and improve safety for different users and transportation modes. Because the *Lancaster Active Transportation Plan* identifies this section of N. Reading Road (Rt. 272) as having a high level of stress and discomfort for both pedestrians and bicyclists, it is a candidate for improved pedestrian conditions. Because a community's transportation network should provide safe options for bicyclists and pedestrians as well as motorists, sidewalks should be included as part of this site's development.

SITE DESIGN COMMENTARY

1. County records identify the Tax Account Number as 0807632300000. The submitted Source of Title information should be confirmed and corrected on the plans to be recorded.
2. The plans should indicate the required and proposed safe stopping distances for the access drive's intersection with N. Reading Road.
3. The plans should identify locations of any outdoor trash disposal facilities along with related facility screening. Associated details should also be provided.
4. To confirm adequate (but not excessive) illumination of the access drive and parking spaces, a Lighting Plan should be provided as part of the recorded plan set.

5. Tree protection areas should be provided at the proposed Cocalico Creek riparian buffer zone identified on Sheet 5. Construction activities, storage of materials, temporary parking, soil contamination, or regrading should not occur within this forested riparian buffer. A detail could be provided depicting an effective construction barrier such as a 48" snow or construction fence mounted on steel posts located 8' on center at the buffer's edge.
6. The plans should include locations of the proposed sign, any associated landscaping, and lighting to confirm that they are not located within any required Clear Sight Triangle or easement.

Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

JDH/GEN/JSN/fkg/ncs

Copy: Tom Matteson, Diehm & Sons, Inc. (Lititz)

S:\COMMUNPL\LCPC\2024\1-8-24\FINAL\76-326-6 Cardinal Ridge Properties, LLC JSN.docx