

# EAST COCALICO TOWNSHIP

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

## AGENDA

Planning Commission  
July 19, 2023, 7PM  
East Cocalico Township Building  
100 Hill Road, Denver, PA 17517

1. June 26, 2023 Meeting minutes
2. Comprehensive Plan for the Cocalico Region
3. adjournment

### current applications & review deadlines

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

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

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
MONDAY, JUNE 26, 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]
	Allen Maxwell	[X]
	Donald Miller	[X] <i>by phone</i>
	Chuck Shupp	[X]
	Steve Graybill	[X]

**MEETING MINUTES**

Mr. Graybill made a motion to approve the April 24, 2023 Meeting minutes, revised to correct ownership of Stevens Road and Garden Spot Road. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Miller made a motion to approve the May 17, 2023 Meeting minutes, as presented. The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Cherry Place Properties, LP (RZ 2023-01) – Claudia Shank, Counsel for the Petitioner, presented an overview of a proposed rezone of two properties and a portion of a third property at North Reading Road and Wabash Road from General Commercial and Suburban Residential to Light Industrial. Ms. Shank noted the Petitioner was not proposing development of the property at this time.

Jason Hollinger, Petitioner, commented on the subject properties and Four Seasons business operations.

Mr. Graybill commented on site access.

Mr. Maxwell commented on potential impact to neighboring properties.

Mr. Brubaker commented on cemetery use in the Suburban Residential zoning district.

Mr. Miller made to motion to recommend the Board of Supervisors approve the rezone request as submitted by Petitioner. The motion was seconded by Mr. Day.

There was no public comment.

By unanimous vote the motion was approved.

2. Community Development Block Grant Program – Chair Wenger commented on a letter of support for the Wabash Landing Park Project application to the Community Development Block Grant Program, reviewed by the Planning Commission at the May 17, 2023 Meeting. Chair Wenger noted the Planning Commission was unable to grant formal approval of the letter at that time, due to a lack of quorum, and he noted the letter had been submitted to the funding agency, due to the Program's submission deadline.

Mr. Miller made to motion to ratify a letter of support for the Wabash Landing Park Project application to the Community Development Block Grant Program. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

3. Comprehensive Plan for the Cocalico Region – There was general discussion regarding the draft Comprehensive Plan for the Cocalico Region. The Members will review this plan at the July 19 Meeting.

## **AGENDA ITEMS**

- Mr. Brubaker commented on prior discussion regarding a possible change of ownership for Stevens Road and Garden Spot Road.
- Mr. Graybill commented on the Stevens Road Bridge Repair Project.

## **ADJOURNMENT**

There being no additional business, the meeting adjourned at 7:43 PM.

Respectfully Submitted:

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Tommy Ryan  
Township Manager