

**EAST COCALICO TOWNSHIP PLANNING COMMISSION MEETING  
EAST COCALICO TOWNSHIP BUILDING  
100 HILL ROAD, DENVER, PA  
MONDAY, NOVEMBER 27, 2023, 7:00 PM**

**CALL TO ORDER** by Chair Wenger at 7:00 PM

**ATTENDANCE**

PRESENT:	Paul Wenger, Chair	<input checked="" type="checkbox"/>
	Steve Brubaker	<input checked="" type="checkbox"/>
	Allan Day	<input checked="" type="checkbox"/>
	Steve Graybill	<input type="checkbox"/>
	Allen Maxwell	<input checked="" type="checkbox"/>
	Donald Miller	<input checked="" type="checkbox"/>
	Chuck Shupp	<input checked="" type="checkbox"/>

**MEETING MINUTES**

Mr. Day made a motion to approve the October 23, 2023 Meeting minutes, as presented. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

**AGENDA ITEMS**

1. Heritage Mennonite Church (LD 2023-05) – Dave Christian, Engineer for the Applicant, provided an overview of a proposed porte-cochere and 3,500 sf addition to an existing church at South Line Road. Mr. Christian commented on the proposed acquisition of a portion of an abutting property, impervious coverage, building addition use, parking facilities, stormwater management, and required fee in lieu of open space. Mr. Christian noted Highway Occupancy Permit issuance by the Pennsylvania Department of Transportation.

Mike Reinert, Township Engineer, commented on the Applicant’s proposed waivers and deferrals, and the Members considered same:

- a) Mr. Miller made a motion to recommend a waiver to permit a preliminary/final plan submission. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Day made a motion to recommend a waiver as to oversized vehicle parking space drive-thru allowance. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.
- c) Mr. Brubaker motion to recommend a waiver as to oversized vehicle parking space dimensions. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.

- d) Mr. Miller made a motion to recommend a deferral of sidewalk installation. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.
- e) Mr. Maxwell made a motion to recommend a deferral of curb installation. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- f) Mr. Day made a motion to recommend a waiver as to surveying existing off-site features. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.
- g) Mr. Miller made a motion to recommend a deferral of roadway width. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Brubaker made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Heritage Mennonite Church (LD 2023-05), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

2. Delaware Valley Golden Retriever Rescue (LD 2023-06) – Ron Hershey, Engineer for the Applicants, provided an overview of proposed lot line changes at West Swartzville Road and Vera Cruz Road. Mr. Hershey comment of relief granted by the Zoning Hearing Board.

Mr. Reinert commented on the Applicants' proposed waivers, and the Members considered same:

- a) Mr. Shupp made a motion to recommend a waiver as to surveying existing off-site features. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Miller made a motion to recommend a waiver to require a PNDI study. The motion was seconded by Mr. Day. There was no public comment. By unanimous vote the motion was approved.
- c) Chair Wenger made a motion to recommend a waiver to require a wetlands study. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- d) Mr. Miller made a motion to recommend a deferral of street widening and right-of-way dedication. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.

Mr. Maxwell made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Delaware Valley Golden Retriever Rescue (LD 2023-06), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Miller.

There was no public comment.

By unanimous vote the motion was approved.

3. Shoemaker (LD 2023-07) – The Applicant was not in attendance at this evening’s meeting.

Mr. Miller made a motion to table consideration to the December 18 meeting. The motion was seconded by Mr. Day.

There was no public comment.

By unanimous vote the motion was approved.

4. 830 North Reading Road (LD 2023-08) – Claudia Shank, Counsel for the Applicants, provided an overview of proposed lot line changes at North Reading Road and Wabash Road. Ms. Shank noted no improvements were proposed at the subject properties at this time.

Todd Shoaf, Engineer for the Applicants, commented on required plan revisions.

Mr. Reinert commented on the Applicants’ proposed waivers, and the Members considered same:

- a) Mr. Miller made a motion to recommend a waiver as to surveying existing off-site features. The motion was seconded by Shupp. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Miller made a motion to recommend a deferral of street widening, right-of-way dedication, and the installation of curbing, sidewalks, and street trees. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Day made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval to 830 North Reading Road (LD 2023-08), subject to the Applicant satisfying all items in the standing reviewing letters. The motion was seconded by Mr. Brubaker.

There was no public comment.

By unanimous vote the motion was approved.

5. C&B Development, LLC (RZ 2023-03) – Matt Close, Petitioner, provided an overview of a proposal to rezone from Agricultural to Light Industrial property at Gehman School Road and Stone Hill Road.

Mr. Maxwell commented on required infrastructure improvements, and on traffic volume to be generated. Mr. Close commented on required frontage improvements, and on site access.

Mr. Shupp commented on property rezone history. Mr. Miller commented on support for volunteer emergency service providers and farmland preservation.

Mr. Day made a motion to recommend the Board of Supervisors approve the petition to rezone from Agricultural to Light Industrial certain property at Gehman School Road and Stone Hill Road, as proposed by C&B Development, LLC (RZ 2023-03). The motion was seconded by Mr. Brubaker.

There was no public comment.

The motion was approved, 4-2, with Mr. Maxwell and Mr. Shupp voting no.

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

## **ADJOURNMENT**

There being no additional business, the meeting adjourned at 8:34 PM.

Respectfully Submitted:

---

Tommy Ryan  
Township Manager