

**EAST COCALICO TOWNSHIP
PLANNING COMMISSION MEETING AGENDA**

Monday, February 26, 2024, 7:00 PM
Township Building, 100 Hill Road

- 1) Reorganization
- 2) January 22, 2023 Meeting minutes
- 3) 42 Smokestown (LD 2023-11)
 - Review of a proposed lot line change at Smokestown Road.
- 4) Rank / Brubacker (LD 2024-01)
 - Review of a proposed lot line change at Steffy Road.
- 5) subdivision & land development update
 - An update on active subdivision and land development applications.
- 6) 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*
- 42 Smokestown (LD 2023-11) – *review period waived*
- Rank / Brubacker (LD 2024-01) – *review period waived*
- Forino Properties Penn II LLC (LD 2024-02) – *review period waived*
- Woodcrest Retreat Phase III (LD 2024-03) – *review period waived*

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

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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, JANUARY 22, 2024, 7:00 PM**

CALL TO ORDER by Chair Wenger at 7:00 PM

ATTENDANCE

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

REORGANIZATION

Mr. Wenger made a motion to appoint Donald Miller as Chair of the Planning Commission for 2024. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Brubaker made a motion to appoint Paul Wenger as Vice Chair of the Planning Commission for 2024. The motion was seconded by Mr. Maxwell.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Shupp made a motion to appoint Allan Day as Secretary of the Planning Commission for 2024. The motion was seconded by Mr. Wenger.

There was no public comment.

By unanimous vote the motion was approved.

MEETING MINUTES

Mr. Wenger made a motion to approve the December 18, 2023 Meeting minutes, with a correction made to reflect Jeff Kerlin's meeting attendance. The motion was seconded by Mr. Brubaker.

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 the Applicant's proposed waiver, 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. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Wenger made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Shoemaker (LD 2023-07), 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.

2. Planning Waiver & Non-Building Declaration – Mr. Reinert provided an overview of a proposed Planning Waiver & Non-Building Declaration for the subject properties of the Shoemaker subdivision.

Mr. Miller made a motion to recommend approval of a Pennsylvania Department of Environmental Protection Planning Waiver & Non-Building Declaration for Shoemaker (LD 2023-07). The motion was seconded by Mr. Shupp.

There was no public comment.

By unanimous vote the motion was approved.

3. 141 North Reamstown Road (LD 2023-09) – Ron Hershey, Engineer for the Applicant, provided an overview of a two-lot subdivision at North Reamstown Road. Mr. Hershey commented on the Township Engineer review letter, required access easement, water and sanitary sewer services, and requested waivers and deferrals.

Mr. Reinert commented on the Applicant's proposed waivers and deferrals, and the Members considered same:

- a) Mr. Brubaker made a motion to recommend a waiver as to surveying existing off-site features. The motion was seconded by Mr. Wenger. There was no public comment. By unanimous vote the motion was approved.
- b) Mr. Shupp made a motion to recommend a waiver as to a PNDI study. The motion was seconded by Mr. Maxell. There was no public comment. By unanimous vote the motion was approved.
- c) Mr. Wenger made a motion to recommend the deferral of frontage improvements. 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 waiver of street trees. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- e) Mr. Brubaker made a motion to recommend a waiver of a wetlands study. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.

Mr. Wenger made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for 141 North Reamstown Road (LD 2023-09), 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.

4. Cardinal Ridge Properties (LD 2023-10) – Tom Matteson, Engineer for the Applicant, provided an overview of a proposed truck repair facility a North Reading Road. Mr. Matteson commented on site access, parking lot specifications, water and sanitary sewer services, stormwater management, and requested waivers and deferrals.

Mr. Reinert commented on the Applicant's proposed waivers and deferrals, and the Members considered same:

- a) Mr. Wenger made a motion to recommend a waiver to permit a preliminary/final plan submission. 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 of minimum driveway separation distance. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.
- c) Mr. Wenger made a motion to recommend a waiver of only those parking lot specifications for that area of improvements subject to the Pennsylvania Department of Transportation Highway Occupancy Permit. The motion was seconded by Mr. Miller. There was no public comment. By unanimous vote the motion was approved.
- d) Mr. Maxwell made a motion to recommend a waiver of parking lot landscaping location, so to position all required materials along the property's east side yard. The motion was seconded by Mr. Wenger. There was no public comment. By unanimous vote the motion was approved.
- e) Mr. Brubaker made a motion to recommend a waiver as to oversized vehicle parking space drive-thru allowance. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- f) Mr. Miller made a motion to recommend a deferral of sidewalk installation. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- g) Mr. Brubaker made a motion to recommend a deferral of curb installation. The motion was seconded by Mr. Shupp. There was no public comment. By unanimous vote the motion was approved.
- h) Mr. Wenger made a motion to recommend a waiver of certain vertical curb specifications. The motion was seconded by Mr. Maxwell. There was no public comment. By unanimous vote the motion was approved.
- i) Mr. Miller made a motion to recommend the denial of the Applicant's request to waive the required open space fee. The motion was seconded by Mr. Brubaker. There was no public comment. By unanimous vote the motion was approved.

Mr. Brubaker commented on site lighting, and on building design.

Mr. Wenger made a motion to recommend the Board of Supervisors grant Preliminary/Final Plan Approval for Cardinal Ridge Properties (LD 2023-10), 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.

5. Subdivision & Land Development Updates – Mr. Reinert provided an update on active subdivision and land development applications.

OTHER ITEMS

Mr. Brubaker commented on the development of a property on North Reading Road, and on the demolition of a structure at a property on North Reading Road.

ADJOURNMENT

There being no additional business, the meeting adjourned at 8:18 PM.

Respectfully Submitted:

Tommy Ryan
Township Manager



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

January 24, 2024

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

42 Smokestown Road Lot Annexation
Final Plan
Prepared by: Hershey Surveying, Inc.
Prepared for: Timothy & Dawn Martin
Nathan Newswanger
Plan No. 232177-01
Plan Date: December 19, 2023
TEI File: 4035-193


Dear Mr. Ryan:

The proposal consists of the subdivision of an existing 5.124 acre property owned by Nathan Newswanger into 2 lots. One of the lots is identified as Parcel A, which consists of 0.414 acres, and will be joined in common with an existing 0.905 acre property owned by the Martins to create a new lot of 1.351 acres (resultant lot #1). The Newswanger lot (resultant lot #2) will be reduced to 4.710 acres following completion of the annexation plan. Both properties contain existing residential improvements and are served by onlot water supply and public sewer disposal. The properties are located in the R-1 – Suburban Residential zoning district and there are no proposed earth disturbance or improvements associated with the annexation.

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 an annexation 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. Annexation plans 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.D
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

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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 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
 6. 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
 7. The Township shall evaluate if any improvements to the existing street abutting the subject properties will be required in conjunction with this plan. The ultimate right-of-way for the existing street has not been shown on the plans, nor are any road widening improvements shown to comply with the minimum requirements of the Ordinance. A waiver has been requested, however we would recommend consideration of a deferral in lieu of waiver and showing the ultimate right-of-way on the plans. §194-25.C(1) & J(1) **(Waiver request acknowledged)**
 8. 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. A waiver is required unless street trees are proposed. §194-25.O & 41.C
 9. Sidewalks and curbing are required along all street frontages for projects outside of the zoning districts noted in the Ordinance. The applicant shall provide these improvements as noted in these sections or request relief. If relief is requested, a deferral would be preferred in lieu of a waiver. §194-32 & 33
 10. 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
 11. 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)**
 12. 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

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. Single family detached dwellings are permitted by right in the R-1 – Suburban Residential Zone zoning district. The plans appear to comply with the area and bulk regulations of the R-1 zoning district. §220-15
2. Uses that require subdivision and/or land development approval upon any property adjoining an unenclosed watercourse that has been previously inventoried within the Township as depicted on the East Cocalico Township Historic and Riparian Buffer Overlay Zones Map shall provide a riparian buffer in accordance with the Ordinance. There is an area in the northwestern portion of lot #2 that is shown on the aforementioned map as containing Riparian Buffer. This Riparian Buffer should be shown on the plans and a note provided referencing this section for any future activity on lot #2. §220-29

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.
Timothy L. & Dawn T. Martin
Nathan H. Newswanger
TEI File: Municipal/East Cocalico/4035-193-ltr01 42 Smokestown Road Annexation Plan
Final.doc



Planning Department

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

www.lancastercountyplanning.org

24LP

County Commissioners

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

Executive Director
Scott W. Standish

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: February 6, 2024

Re: Advisory Plan Review Comments
LCPC # 23-58, 42 Smokestown 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 0.414 acres from a 5.124-acre lot, and to add-in-common to a 0.937-acre lot

Owner(s): Timothy L. & Dawn T. Martin / Nathan H. Newswanger

Applicant: Same

Firm: Hershey Surveying Inc.

Received: December 27, 2023

LOCATION

Parcel ID #: 0802418000000 / 0809175800000

Address: 42 Smokestown Road, Reinholds PA

Location: South side of Smokestown Road at its intersection with Royal Horse Way

Places2040: The project site is located within the Cocalico Urban Growth Area. A portion of the project is designated as Buildable Lands surrounded by the Suburban Character Zone.

PATTERN

Zoning: R1 – Suburban Residential Zone

Project Density: 0.33 du / ac

Present Use: Residential

TIMING

Utilities: Private water and public sewer services exist



RECOMMENDATIONS

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

SITE DESIGN COMMENTARY

1. In addition to provided legal descriptions, revised deeds for the resultant lots should be recorded as part of this plan approval.
2. This plan appears to meet the requirements for an expedited County MOU review process.

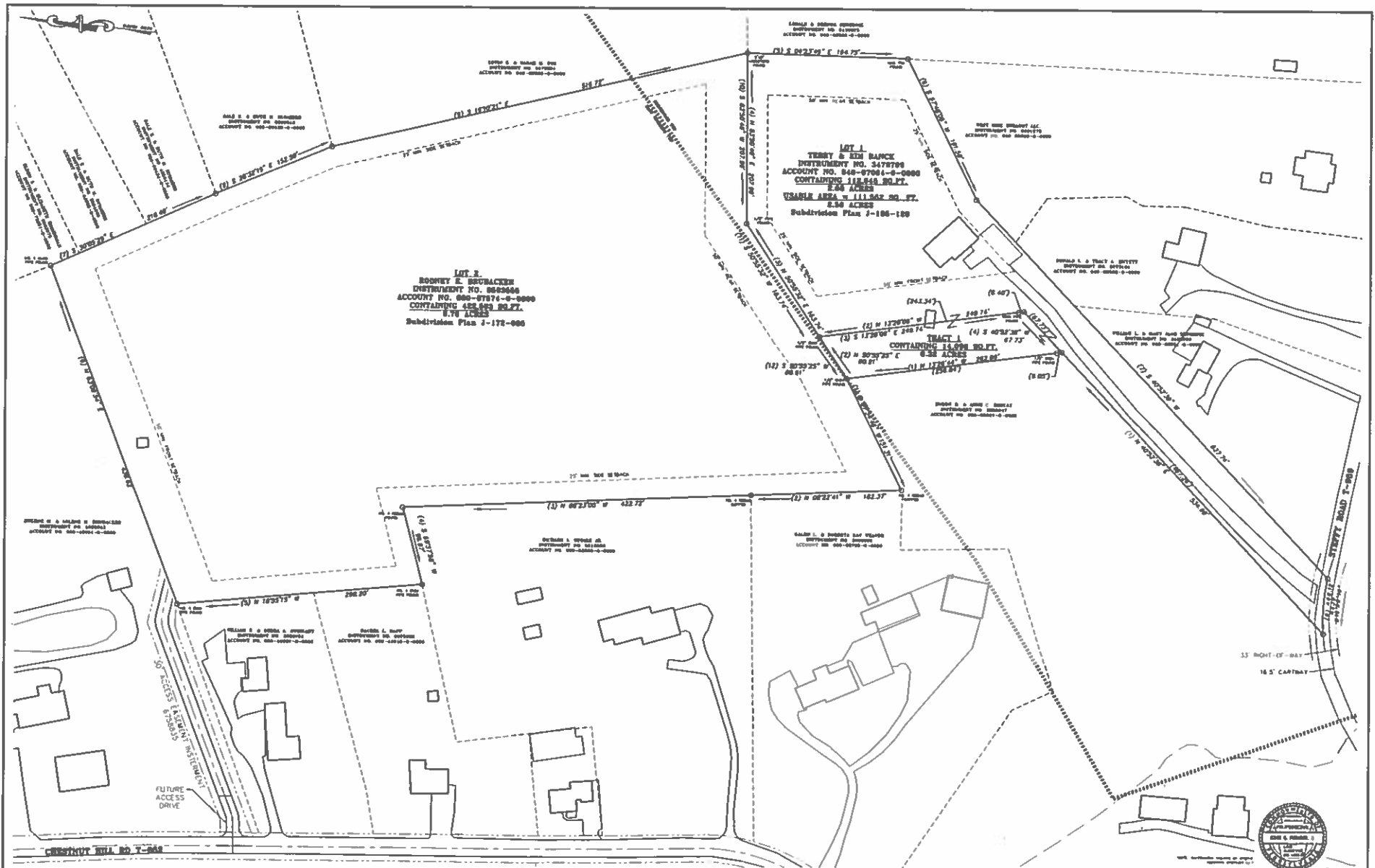
Please note that no land shall be conveyed, transferred, or agreed to be sold, nor shall the construction of any improvements be initiated, until authorized by the local municipal officials.

* * *

JDH/GEN/JSN/fkg/ncs

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

S:\COMMUNPL\LCPC\2024\2-12-24\FINAL\23-58 42 Smokestown Road JSN.docx



LOT 2
ROONEY E. SUBACKER
 DISTRICT NO. 8643666
 ACCOUNT NO. 866-87874-0-0000
 CONTAINING 4.78 ACRES
 8.78 ACRES
 Subdivision Plan J-178-000

LOT 1
TERRY & KEN RANCK
 DISTRICT NO. 3478709
 ACCOUNT NO. 848-87064-0-0000
 CONTAINING 118,848 SQ. FT.
 2.68 ACRES
 USABLE AREA = 111,862 SQ. FT.
 2.56 ACRES
 Subdivision Plan J-106-100

TRACT 1
 CONTAINING 14,098 SQ. FT.
 0.32 ACRES



NO	REVISIONS	DATE	BY	APR

NOTE: This plan was developed for the purpose of providing a LOT ADD-ON PLAN. FUEHRER ASSOCIATES, LLC is not responsible for any encroachments or changes of the plan or errors beyond the specific use stated herein.

FUEHRER ASSOCIATES^{LLC}
ENGINEERING & SURVEYING
 (717) 733-0656; (717) 738-1735 FAX
 BOX 541, 345 WEST MAIN ST., EPHRATA, PA. 17522

CLIENT:
TERRY RANCK
1092 STEFFY ROAD
STEVENS, PA 17578
(717) 629-8621

SUBJECT:
LOT ADD-ON PLAN
1092 STEFFY ROAD
BRECKNOCK TOWNSHIP
LANCASTER COUNTY, PA.

22-07-01
 V.M. DUSE
 J.C. FUEHRER
 OCTOBER 31, 2023
 SCALE 1" = 50.00'
 SHEET 2 OF 2



TECHNICON

Enterprises Inc., II
200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622
Fax (610) 286-1679

January 25, 2024

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


RE: 1092 Steffy Road Lot Add On
Final Plan
Prepared by: Fuehrer Associates, LTD.
Prepared for: Terry & Kim Ranck
Rodney Brubacker
Plan No.: 22-07-01
Plan Date: October 31, 2023
TEI File: 4035-195

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 SUBDIVISION & LAND DEVELOPMENT ORDINANCE – CHAPTER 194

1. This plan has been classified as an annexation 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. Annexations shall be submitted according to the procedures for a final plan application as stated in §194-10. Annexation plans 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. The applicant has requested a waiver of the Final Plan requirements of the SALDO under §194-15, however it would seem more appropriate that the waiver request would apply to the requirements of §194-10 and the section reference revised accordingly. We have no objection to the waiver request provided the applicant addresses the comments in this review. §194-10 & 11.D (**Waiver request acknowledged**)
2. A statement shall be provided on the plans indicating any proposed waivers or deferrals requested and their date of approval if granted by the Board of Supervisors prior to recordation of the plan. The requested waiver(s) must be noted on the plans. §194-12 & 13.A(11)
3. All existing features on the subject property (Brubacker) and within 200 feet of the property as listed in this section are required to be shown on the plans. The applicant shall provide all existing features located on the Brubacker property as listed in this section. In addition, it does



not appear that all existing features are shown within 200 feet of the tract boundary of the Brubacker property as required. Finally, the metes and bounds information for the access easement to the Brubacker property shall be noted on the plans. A waiver is required unless additional information is provided by the applicant. §194-13.B(3)(a)

4. It appears that there are no proposed earth disturbances or construction proposed for the development of the Brubacker property. We would recommend that a plan note is provided that indicates a full development plan for the Brubacker property is provided for review and approval by East Cocalico Township and all applicable outside agencies when future development on the property occurs, including but not limited to, submission of a stormwater management and erosion and sediment control plan, wetlands and PNDI clearance. §194-13.B(4) & C
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(1)
6. Evidence of approval of sewage planning or exemption is required prior to final plan release. The applicant should discuss the appropriate form of sewage planning to be completed for this proposal (Non-Building/Planning waiver or other) with the Township Sewage Enforcement Officer. §194-15.F(3) & 43
7. Draft deeds for the resultant lots shall be recorded upon final plan approval/release. §194-34.E

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. Any subdivision or land development plan in the C – Conservation Zone shall specify which lot or lots shall carry a right of further subdivision or development as outlined in this section. The applicant shall identify the number of subdivision rights remaining on the Brubacker property on the plans. Since this property is landlocked, no further subdivision is permitted on the Brubacker property without zoning relief. §220-13.E

GENERAL COMMENTS

1. The applicant should address the review comments from the Lancaster County Planning Commission prior to final plan release.
2. Approval from Brecknock Township is required for the project.



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
John Fuehrer, P.E., P.L.S., Fuehrer Associates, LTD
Terry & Kim Ranck
Rodney Brubacker
Carol Martin, Brecknock Township
TEI File: Municipal/East Cocalico/4035-195-ltr01 1092 Steffy Road Lot Add On Plan.doc



LANCASTER COUNTY
PLANNING

Subdivision/Land Development Plan Review

Plan Name

S/LD #

1092 Steffy Road

89-106-2

Project Description

Gross Acreage

Lot Add-On Plan to convey a portion of the Brubacker Property to the neighboring Ranck Property

12.70

Date of Completed Application Receipt

Date of Review

01/11/2024

02/06/2024

Municipality/Municipalities

Project Address(es)

Brecknock Township, East Cocalico Township

1092 Steffy Road, Stevens PA 17578

Project Location/Direction and Distance

1089' from the intersection of Red Run Road and Steffy Road to the proposed access drive

Parcel Account Number(s)

0400706400000; 0808757400000

Existing Zoning District(s)

Brecknock Township: Agricultural, East
Cocalico Township: Conservation

Existing Land Use(s)

Agricultural, Residential

Designated Growth Area

places2040 Character Zone

Agriculture Conservation



Owner Name

Applicant Name

Terry & Kim Ranck, Rodney E. Brubacker

Terry Ranck



LANCASTER COUNTY
PLANNING

Subdivision/Land Development Plan Review

Consulting Firm

LCPD's Regional Liaison

Fuehrer Associates, Ltd

J. Mark Huber, AICP, RLA, Joella Neff

places2040 Consistency

Comments Regarding Site Design

1. The Cover Sheet Title Block should reference East Cocalico Township in addition to Brecknock Township.
2. Because County records indicate that Lot 2 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. the LCPC signature block should be revised to state the plan was reviewed by the Lancaster County Planning Department staff.
4. Plan Note 3 should be revised to indicate that 2 deeds shall be recorded as part of this plan approval: a deed for the conveying Lot 2 and a deed for the receiving Lot 1.

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

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

Lancaster County Planning | 150 North Queen Street, Suite 320 | Lancaster, Pennsylvania 17603 | 717-299-8333 | lancastercountypanning.org