

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, FEBRUARY 15, 2024, 7:00 PM**

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

ATTENDANCE

Lorenzo Bonura, Chair	[X]
Jeff Mitchell, Vice Chair	[X]
Daniel Burton, Jr.	[X]

ANNOUNCEMENTS & INFORMATIONAL ITEMS

- Mr. Burton led the meeting with a prayer.
- Chair Bonura announced the Board of Supervisors met in Executive Session on February 1, 2024 to discuss a matter of potential litigation, regarding professional services, and on February 12, 2024 to discuss a matter of potential litigation, regarding professional services.
- Chair Bonura noted this evening's meeting is being recorded for rebroadcast.

PUBLIC COMMENT, AGENDA ITEMS

- Neil Strause, East Cocalico Township, commented on a Zoning Hearing Board application. Mr. Strause commented on cellular coverage and on emergency responder communications.
- Mary Strause, East Cocalico Township, commented on the Township's review of a Zoning Hearing Board application, proposed application review cost, and emergency responder communications.

ACTION ITEMS

meeting minutes – Chair Bonura made a motion to approve the February 1 Meeting minutes as presented. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Resolution 2024-07 – Mike Reinert, Township Engineer, provided an overview of a proposed minor subdivision at Adamstown Road.

Chair Bonura made a motion to adopt Resolution 2024-07, to grant approval of the preliminary/final minor subdivision plan for Shoemaker (LD 2023-07). The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Resolution 2024-08 – Tommy Ryan, Township Manager, commented on certain covenants and agreements required to be executed prior to construction of the Stony Run Riparian Project.

Chair Bonura made a motion to adopt Resolution 2024-08, to authorize execution of covenants and agreements for the Stony Run Riparian Project. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Planning Waiver & Non-Building Declaration – Mr. Reinert provided an overview of a Planning Waiver & Non-Building Declaration required for sewage planning to be waived for the Shoemaker subdivision.

Chair Bonura made a motion to approve a Planning Waiver and Non-Building Declaration for Shoemaker (LD 2023-07). The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Ingham's Powder Coating – security release – Mr. Reinert provided an overview of a request to release security for improvements constructed at 1860 North Reading Road.

Chair Bonura motion to approve the release, in full, of security posted for various improvements made at Ingham's Powder Coating, 1860 North Reading Road, in the amount of \$51,174.29. The motion was seconded by Mr. Mitchell.

By unanimous vote the motion was approved.

Valore, LLC & T-Mobile (ZHB 24-783) – Mr. Ryan provided an overview of an application made to the Zoning Hearing Board to permit installation of a communication tower at Wikes Lane. Mr. Ryan commented on proposed consulting services recommended to review the application.

Matt Creme, Township Solicitor, commented on the Township's participation in this application, and on the proposed consulting services recommended to review the application.

Chair Bonura made a motion to authorize the Township's participation in Zoning Hearing Board Application 24-783, and to approve a proposal as submitted by the Cohen Law Group, for professional services relative to this application. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

interfund transfers, bill lists & payroll – Chair Bonura announced he submitted written notice that he will abstain from voting on the General Fund Bank account list of bills for the week of February 8, 2024, due to a conflict of interest, as the property owner.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$82,577.21, for the week of February 8, 2024. The motion was seconded by Mr. Burton.

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

Mr. Mitchell made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of \$15,269.42, for the week of February 8, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Hydrant Fund Bank Account list of bills in the amount of \$19.25, for the week of February 8, 2024. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$88,149.69, for the pay period from January 28, 2024 to February 10, 2024. The motion was seconded by Chair Bonura.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police – Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for January 2024 was provided.

Finance – A written report of receipts and expenditures for Township funds through January 2024 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for January 2024 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for January 2024 was provided.

NEW BUSINESS

- Mr. Creme commented on various concerns with Tax Collector performance. Mr. Ryan commented on concerns with Tax Collector performance.

Mr. Creme commented on proposed litigation to be initiated by the Township as to the Tax Collector.

Chair Bonura made a motion to authorize the Solicitor to initiate litigation as to the Tax Collector. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

OLD BUSINESS

- Mr. Mitchell commented on consultant services available to assist both volunteer fire companies and municipalities. There was general discussion regarding partnerships between municipalities and volunteer fire companies regarding longer-term planning and service coordination efforts. Mr. Ryan will provide Chair Bonura with information for those volunteer fire companies with first response areas in the Township.

PUBLIC COMMENT, NON-AGENDA ITEMS

- Alan Fry, East Cocalico Township, commented on a road closure.
- Sam Weaver, East Cocalico Township, commented on snow removal operations.

ANNOUNCEMENTS

- Chair Bonura announced the Board of Supervisors will next meet on Thursday, March 7, at 7:00 PM, at the Stevens Fire Company, 91 Stevens Road.

ADJOURNMENT

There being no further business, at 8:36 PM Chair Bonura made a motion to adjourn the meeting. The motion was seconded by Mr. Burton.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager

**BEFORE THE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
LANCASTER COUNTY, PENNSYLVANIA
PETITION TO AMEND THE EAST COCALICO TOWNSHIP
ZONING ORDINANCE AND OFFICIAL ZONING MAP**

Pursuant to Section 220-150 of the East Cocalico Township Zoning Ordinance of 2003, as amended (the "Zoning Ordinance"), Denver Road Partners, LLC, a Pennsylvania limited liability company, by and through its counsel, McNees Wallace & Nurick LLC, respectfully petitions the East Cocalico Township Board of Supervisors (the "Board") to amend the East Cocalico Township Zoning Ordinance of 2003 (the "Zoning Ordinance") and the Official Zoning Map (the "Zoning Map") as hereinafter set forth. In support thereof, the following is averred:

1. The petitioner in this matter is Denver Road Partners, LLC, a Pennsylvania limited liability company (the "Petitioner").
2. The Petitioner is the record owner of the following three contiguous tracts of land located south of the Pennsylvania Turnpike and north of Denver Road in in East Cocalico Township ("Township"), Lancaster County, Pennsylvania: i) a ±2.6 acre tract of land identified by Lancaster County Tax Parcel ID No. 080-64234-0-0000 ("Existing Lot 1"), ii) a ±19.3 acre tract of land identified by Lancaster County Tax Parcel ID No. 080-22528-0-0000 and commonly known as 91 Denver Road ("Existing Lot 2"); and iii) a ±19.5 acre tract of land identified by Lancaster County Tax Parcel ID No. 080-31414-0-0000 ("Existing Lot 3"). Existing Lot 1, Existing Lot 2, and Existing Lot 3 are sometimes referred to hereinafter collectively as the "Property". An aerial map of the Property, which is located within an urban growth area as identified by the Strategic Comprehensive Plan for the Cocalico Region (the "Comprehensive Plan") and Places2040, a Plan for Lancaster County ("Places2040"), is enclosed herewith as Exhibit A.
3. Existing Lot 1 is located in the Township's Mobile Home Park Residential Zoning District (the "MHP Zone"). Existing Lots 2 and 3 are located in the Township's High Density Residential Zoning District (the "R-2 Zone") and are bisected by Stony Run.
4. Petitioner desires to develop the Property with a variety of residential and industrial uses (the "Proposed Development") as depicted on the concept plan enclosed herewith as Exhibit B (the "Concept Plan") and as more fully outlined below:
 - a. Petitioner proposes to consolidate relocate the lot line between Lots 1 and 2 as shown on the Concept Plan to form a 3.74 acre lot ("Proposed Lot 1") which will be developed with a commercial trailer storage lot containing 36 trailer parking spaces, and a 19.13 acre lot ("Proposed Lot 2") which will be developed with a ±177,900 square foot warehouse with associated parking and loading facilities.
 - b. Petitioner also proposes to adjust the lot line between Lots 2 and 3 as shown on the Concept Plan and to develop the resultant 19.24 acre lot ("Proposed Lot 3")

with 192 multiple family dwelling units located in eight buildings, each containing three stories and 24 units.

5. To facilitate the Proposed Development, Petitioner desires to amend the Zoning Map to change the zoning for Proposed Lots 1 and 2 from the MHP Zone and the R-2 Zone to the Light Industrial Zoning District (the "I-1 Zone").
6. The Future Land Use Map contained in the Comprehensive Plan designates the Property for industrial use, which Petitioner believes is appropriate given its proximity to the Pennsylvania Turnpike and other high intensity industrial uses, such as the Kurtz Quarry. The foregoing notwithstanding, Petitioner recognizes the well-documented need for workforce housing in Lancaster County generally and in East Cocalico Township specifically. To balance these considerations, and to provide an appropriate transition from the high intensity industrial uses to the west of the Property and the mobile home community to the east of the Property, Petitioner proposes to rezone Proposed Lots 1 and 2 for industrial purposes while retaining Proposed Lot 3 for multi-family development.
7. Petitioner also desires to amend the Zoning Ordinance to facilitate various aspects of the Proposed Development. Specifically, to facilitate the proposed multi-family residential development on Lot 3, Petitioner proposes to amend the Zoning Ordinance as more fully outlined below:
 - a. The stated purpose of the R-2 Zone is to "accommodate the higher density housing needs of the Township" by encouraging a "wide range of housing types . . . with densities exceeding those permitted elsewhere in the Township." Despite the foregoing, multifamily dwelling units are permitted at a maximum density of 5 dwelling units per acre in the R-2 Zone. Notably, this is a lower density than can be achieved elsewhere in the Township, including in the Traditional Residential and Village Overlay zoning districts, where multifamily dwelling units are permitted at densities of 8.72 and 8 units per acre, respectively. A density of 5 units per acre also falls far below the recommendations of Places2040, which sets a target countywide residential density of 7.5 dwelling units per acre inside urban growth areas. *See Places2040, page 52.* The foregoing notwithstanding, the Petitioner acknowledges that high residential densities may not be desirable on small tracts of land where a greater likelihood for conflicts with and impacts on neighboring property owners exists. Accordingly, to facilitate higher density development within the Township in appropriate locations, Petitioner desires to amend the Zoning Ordinance to allow multifamily dwelling units in the R-2 Zone at a maximum density of 10 units per acre, but only on lots containing a total of 15 acres or more.
 - b. In addition, and in the spirit of efficient and effective utilization of the Property, Petitioner wishes to ensure that an appropriate amount of parking is installed to serve the proposed multifamily dwellings without creating a parking surplus. Currently the Zoning Ordinance requires a total of 2 parking spaces for each multi-family dwelling unit. This exceeds the industry standard of 1.5 spaces per

multifamily dwelling unit in suburban areas. Again, Petitioner recognizes that the problems associated with insufficient parking are exacerbated on smaller tracts of land where less parking is shared and there is a greater possibility for impacts on adjoining property owners. Accordingly, Petitioner proposes to modify the Zoning Ordinance to reduce the amount of required parking for multifamily dwelling units to 1.5 spaces per unit, but only on tracts of land containing 15 or more acres.

- c. Finally, the maximum height for multifamily dwellings in the R-2 Zone is currently 35 feet. This operates to limit density since a three story walk-up apartment building cannot be constructed at this height. Furthermore, increasing building heights both in residential and non-residential areas is encouraged by Places2040 to build “up not out” and reduce sprawl. *See Places2040, page 49.* Accordingly, Petitioner is proposing to increase the maximum building height for multifamily dwelling units in the R-2 Zone located on tracts of land containing 15 or more acres to 45 feet.
8. In addition, to facilitate the development of the Proposed Lots 1 and 2, Petitioner proposes numerous amendments to the setback and buffering requirements established by the Zoning Ordinance for the I-1 Zone, as more fully outlined below.
- a. Section 220-23(H)(4) of the Zoning Ordinance requires a 50 foot setback for lots within the I-1 Zone from any adjoining land within a residential zone. The setback, which must be devoted to landscaping, applies to all “buildings, structures, dumpsters, outdoor storage areas, off-street loading and off-street parking areas” located on the property. Petitioner proposes to remove “structures” from the list of improvements that are prohibited within the setback. In addition, Petitioner proposes to amend this provision to allow required landscaping to be placed on other areas of a lot in circumstances where site conditions and natural features preclude the placement of landscaping within the buffer area. This will allow for greater flexibility in the development of properties impacted by unique natural features, such as Stony Run and associated floodplain impacting the Property.
 - b. Section 220-23(J) of the Zoning Ordinance prohibits off-street loading areas from being located on “any side of a building facing adjoining lands within a residential zone” or on “any side of a building facing an adjoining street”. Proposed Lots 1 and 2 have frontage along two streets (the Pennsylvania Turnpike and Denver Road) making compliance with this provision difficult. Petitioner proposes to modify this requirement so that, in the case of lots with more than one street frontage, off-street parking and loading areas will be prohibited in the front yard setback only.
 - c. Section 220-23(N) of the Zoning Ordinance requires a visual screen along any lands with an existing residence and/or within a residential zone, regardless of whether the residentially zoned parcel is developed. This requirement is largely duplicative of the requirement in Section 220-23(H)(4), but does not provide any

specifies in terms of the type of buffer that is required. Petitioner proposes to amend this section to excuse this requirement where it cannot be achieved based on site conditions and other natural features.

9. Finally, to facilitate the development of Proposed Lot 1, Petitioner proposes to create a new defined use of "Commercial Trailer Storage Lot" and to make such use permitted by right in the I-1, subject to specific criteria. The Zoning Ordinance currently does not contemplate the use of a lot for the commercial storage of parked trailers. The use most like a Commercial Trailer Storage Lot contemplated by the Zoning Ordinance is a Truck or Motor Freight Terminal, which is not defined in Section 220-11, but is permitted by special exception, subject to the specific criteria in Section 220-124. The specific criteria contained in Section 220-124 appear to contemplate a much more intensive use than what Applicant proposes, referring specifically to fuel pump islands and parking being provided for each of the "uses" at the facility. Applicant's proposed use involves only the storage of empty trailers, and thus, does not appear to be consistent with a Truck or Motor Freight Terminal.
10. A proposed ordinance amending the Zoning Ordinance and the Zoning Map as outlined herein is enclosed herewith as Exhibit C (the "Proposed Ordinance").

WHEREFORE, Petitioner respectfully requests that the Board adopt the Proposed Ordinance after consideration by the East Cocalico Township and Lancaster County Planning Commissions.

Respectfully Submitted,

McNees Wallace & Nurick LLC
Attorneys for Denver Road Partners, LLC

Date: _____

By: _____
Claudia Shank, Esquire

EXHIBIT A TO PETITION



LIVIC
CIVIL

61 DUKE STREET
— SUITE 100 —
NORTHUMBERLAND, PA 17870
PHONE: 888.987.1993
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91 DENVER ROAD | CONCEPTUAL LAYOUT
PREPARED FOR
CATALYST COMMERCIAL DEVELOPMENT
LOCATION
EAST COCALICO TOWNSHIP | LANCASTER COUNTY | PENNSYLVANIA

JANUARY 10, 2024

ZONING EXHIBIT: EXISTING



JANUARY 10, 2024

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61 DUKE STREET
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 NORTHUMBERLAND, PA 17070
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ZONING EXHIBIT - PROPOSED

EXHIBIT B TO PETITION

EXHIBIT C TO PETITION

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

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWNSHIP OF EAST COCALICO, COUNTY OF LANCASTER, PENNSYLVANIA, AMENDING THE EAST COCALICO TOWNSHIP ZONING ORDINANCE OF 2003 AND THE OFFICIAL ZONING MAP FOR EAST COCALICO TOWNSHIP TO CHANGE THE ZONING CLASSIFICATION OF LANCASTER COUNTY TAX PARCEL ID NOS. 080-64234-0-0000 AND 080-22528-0-0000 FROM THE MOBILE HOME PARK ZONING DISTRICT AND THE HIGH DENSITY RESIDENTIAL ZONING DISTRICT TO THE LIGHT INDUSTRIAL ZONING DISTRICT, TO DEFINE COMMERCIAL TRAILER STORAGE LOTS AS A USE PERMITTED BY RIGHT IN THE LIGHT INDUSTRIAL ZONING DISTRICT SUBJECT TO SATISFACTION OF SPECIFIC CRITERIA, TO PERMIT MULTIFAMILY DWELLING UNITS AT A DENSITY OF 10 UNITS PER ACRE WITH A MAXIMUM BUILDING HEIGHT OF 45 FEET ON LOTS CONTAINING 15 ACRES OR MORE IN THE HIGH DENSITY RESIDENTIAL ZONING DISTRICT, TO REDUCE THE PARKING REQUIREMENTS FOR MULTIFAMILY DWELLINGS LOCATED ON LOTS CONTAINING 15 ACRES OR MORE, AND TO MODIFY CERTAIN SETBACK AND BUFFERING REQUIREMENTS FOR LOTS IN THE LIGHT INDUSTRIAL ZONING DISTRICT.

BE IT HEREBY ORDAINED AND ENACTED by the Board of Supervisors of the Township of East Cocalico Township, Lancaster County, Pennsylvania, as follows:

Section 1. The East Cocalico Township Zoning Ordinance of 2003, as amended, Zoning Map, shall be amended to rezone Tax Parcel ID Nos. 080-64234-0-0000 and 080-22528-0-0000 as depicted on Exhibit A and described on Exhibit B from the Mobile Home Park Zoning District and the High Density Residential Zoning District to the Light Industrial Zoning District.

Section 2. Section 220-11(C) of the East Cocalico Zoning Ordinance of 2003 is hereby amended to include the following definition for a Commercial Trailer Storage Lot.

COMMERCIAL TRAILER STORAGE LOT

The use of a lot for the commercial parking and storage of trailers.

Section 3. Section 220-23(B) of the East Cocalico Zoning Ordinance of 2003 is hereby amended to include the following use permitted by right in the Light Industrial Zone.

(29) Commercial Trailer Storage Lot (see § 220-130)

Section 4. Section 220, Article 4, of the East Cocalico Zoning Ordinance of 2003 is hereby amended to include the following specific criteria for a Commercial Trailer Storage Lot.

§220-130 Commercial trailer storage lot.

Within the (I-1) Zone, Commercial Trailer Storage Lots are permitted by right, subject to the following criteria:

- A. Only the parking and storage of commercial trailers is permitted on a Commercial Trailer Storage Lot.
- B. Access to the parking area shall be restricted by a locking gate or some other similar barrier, said barrier shall be set back and arranged to prevent vehicle backups onto adjoining roads during peak arrival periods.
- C. No idling shall be permitted in a Commercial Trailer Storage Lot.
- D. No other commercial uses shall be permitted on a lot that is dedicated for use as a Commercial Trailer Storage Lot.
- E. Commercial Trailer Storage Lots shall have a minimum frontage of one hundred (100) feet along a collector or arterial road.

Section 5. Section 220-16(D), Attachment 3, of the East Cocalico Zoning Ordinance of 2003 is hereby amended to permit multifamily dwellings at a density of 10 units per acre with a maximum building height of 45 feet on lots containing 15 or more acres, such changes being identified with underlined interlineations on the partial reproduction of the table contained in Attachment 3, which is set forth below (footnotes in original not reproduced):

Use	Required Public Utilities	Minimum Lot Area	Maximum Permitted Density (units per net acre)	...	Maximum Permitted Height
SFD	Sewer & Water	10,000 sq. ft.	4.35	...	35 ft.
Duplex		5,000 sq. ft./unit	5	...	35 ft.
Townhouse		2,400 sq. ft./unit	5	...	35 ft.
<u>Multifamily-located on tract containing less than 15 acres</u>		87,120 sq. ft.	5	...	35 ft.

<u>Multifamily- located on lot containing 15 acres or more</u>		<u>15 acres</u>	10	...	45 ft.
Other Uses		10,000 sq. ft.	N/A	...	35 ft.
Accessory Uses	N/A	N/A	N/A	...	20 ft.

Section 6. Section 220-42(C) of the East Cocalico Township Zoning Ordinance of 2003 is hereby amended to establish separate off-street parking requirements for multiple-family dwellings located in the High Density Residential Zoning District on lots containing 15 acres or more, such changes being identified with underlined interlineations in the reproduction of the parking requirements for residential uses, which is set forth below.

RESIDENTIAL USES

Type of Use	Minimum of One Automobile Parking Space for Each	Minimum of One Oversize Parking Space for Each
Single-family detached Dwellings, two-family conversions, and conversion apartments	1/2 dwelling unit (i.e. two spaces per dwelling unit)	See § 220-32 of this chapter
Boardinghouses, group Homes, and bed-and-breakfasts	Bedroom	See § 220-32 of this chapter
Duplex, townhouse, and multiple-family dwellings <u>located on lots containing less than 15 acres</u>	1/2 dwelling unit (i.e. two spaces per dwelling unit); such parking spaces can take the form of private driveways, or garages and/or common parking lots, provided all spaces required are within 150 feet of the unit served	See § 220-32 of this chapter
<u>Multiple-family dwellings located on lots containing 15 acres or more</u>	<u>1.5 spaces per dwelling unit</u>	See § 220-32 of this chapter

Section 7. Section 220-23(H)(4) of the East Cocalico Zoning Ordinance of 2003 is hereby amended as indicated by the blackline and strikeout interlineations below, with strikeout interlineations indicating deletions of language and underlined interlineations indicating insertions of language to read as follows:

- (4) Residential buffer strip. Any use adjoining land within a residential zone, or across a road from land within a residential zone, shall maintain a fifty-foot setback for buildings, ~~structures~~, dumpsters, outdoor storage areas, off-street loading, and off-street

parking areas from the residential zone. All of these setback areas shall be devoted to landscaping. (See § 220-44.) In circumstances where site conditions or other natural features preclude the buffer from being devoted to landscaping, the landscaping required hereunder may be placed on other areas of the lot in satisfaction of this requirement.

Section 8. Section 220-23(J) of the East Cocalico Zoning Ordinance of 2003 is hereby amended as indicated below, with underlined interlineations indicating insertions of language to read as follows:

J. Off-street loading. Off-street loading shall be provided, as specified in §194-31 of Chapter 194, Subdivision and Land Development. In addition, no off-street loading area shall be permitted on any side of a building facing adjoining lands within a residential zone, nor any side of a building facing an adjoining street, except in the case of lots which front on more than one street, where parking shall be permitted between the building and an adjoining street provided that it is not located within the front yard setback.

Section 9. Section 220-23(N) of the East Cocalico Zoning Ordinance of 2003 is hereby amended as indicated below, with underlined interlineations indicating insertions of language to read as follows:

N. Screening. Except where precluded by site conditions or other natural features, a visual screen must be provided along any adjoining lands with an existing residence and/or within a residential zone, regardless of whether or not the residentially zoned parcel is developed (See § 220-44 of this chapter).

Section 10. All other sections, parts and provisions of the Zoning Ordinance of East Cocalico Zoning Ordinance of 2003, as amended, including the Zoning Map, shall remain in full force and effect as previously enacted and amended.

Section 11. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

Section 12. This amendment shall take effect and be enforced from and after its date of approval as provided by law.

DULY ORDAINED AND ENACTED this ___ day of _____, 2024, by the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

**EAST COCALICO TOWNSHIP
Lancaster County, Pennsylvania**

Attest: _____
(Assistant) Secretary

By: _____
(Vice) Chairman