

EAST COCALICO TOWNSHIP

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

AGENDA

Planning Commission
October 23, 2023, 7PM
East Cocalico Township Building
100 Hill Road, Denver, PA 17517

1. September 25, 2023 Meeting minutes
2. Roechling (LD 2022-01)
 - Review of a proposed expansion of a medical manufacturing use at Denver Road.
3. 935 Stone Hill Road (LD 2023-04)
 - Review of a proposed storage and office use at Stone Hill Road.
4. C&B Development, LLC (RZ 2023-03)
 - Review of a proposed rezone from Agricultural to Light Industrial at Gehman School Road and Stone Hill Road.
5. LERTA – Ordinance 2023-07 & Ordinance 2023-08
6. subdivision & land development update
 - An update on active subdivision and land development applications.
7. adjournment

current applications & review deadlines

- Village at East Cocalico (LD 2021-02) – *February 8, 2024*
- Roechling (LD 2022-01) – *review period waived*
- Dutch Cousin Campground (LD 2022-03) – *review period waived*
- Grande (LD 2023-01) – *review period waived*
- 935 Stone Hill Road (LD 2023-04) – *review period waived*
- Heritage Mennonite Church (LD 2023-05) – *review period waived*
- Delaware Valley Golden Retriever Rescue (LD 2023-06) – *January 15, 2024*
- Shoemaker (LD 2023-07) – *review period waived*
- 830 North Reading Road (LD 2023-07) – *January 15, 2024*

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, SEPTEMBER 25, 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	[]
	Donald Miller	[X]
	Chuck Shupp	[X]

MEETING MINUTES

The August 21, 2023 Meeting minutes were approved.

There was no public comment.

There was discussion regarding revisions to previously-approved meeting minutes.

AGENDA ITEMS

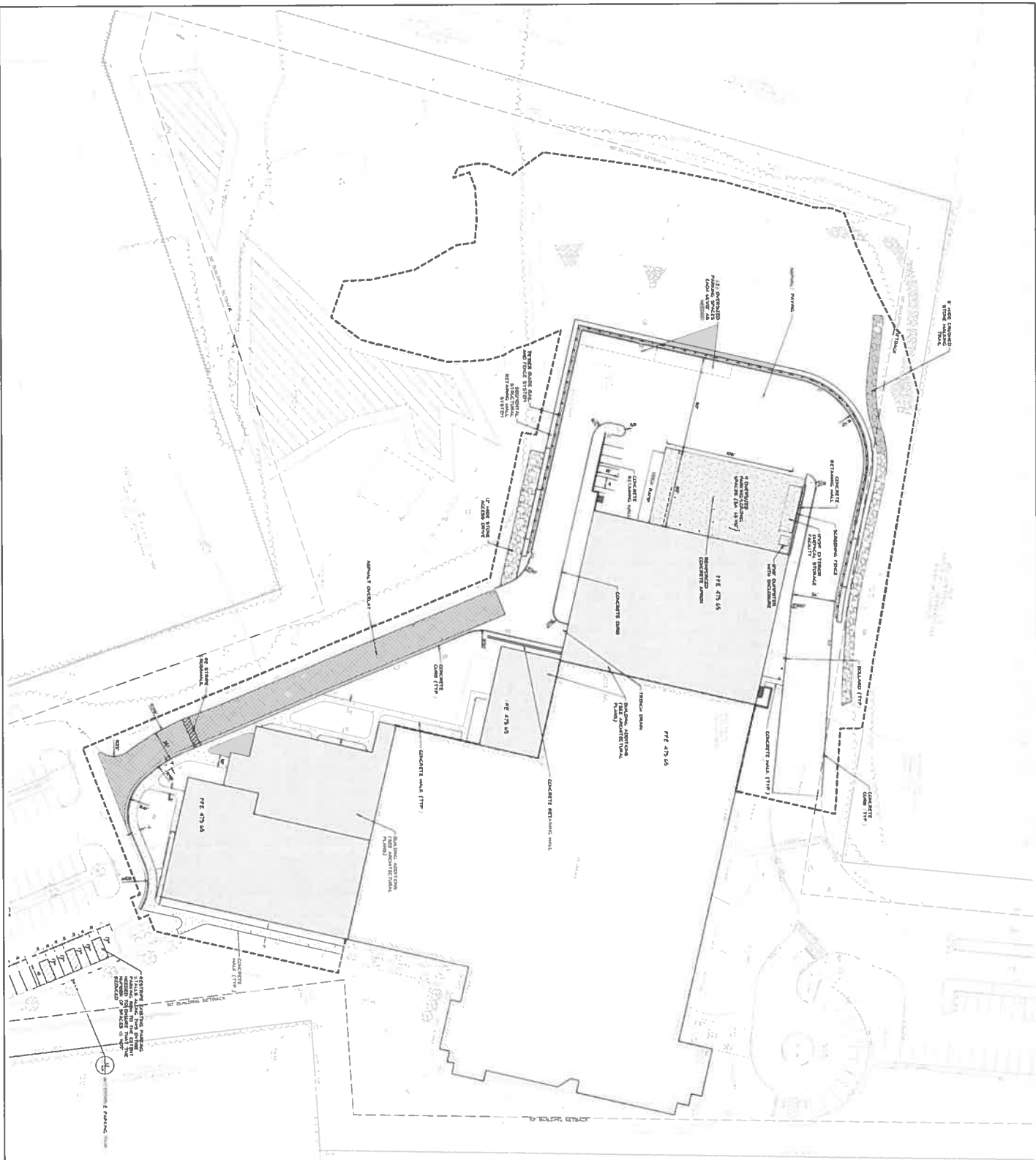
1. 935 Stone Hill Road (LD 2023-04) – This application was tabled to the October 23 Meeting.
2. Subdivision & Land Development Updates – Mike, Reinert, Township Engineer, provided an update on active subdivision and land development applications.
3. LERTA – There was general discussion on the Township Local Economic Revitalization Tax Assistance (LERTA) Program. This matter will be considered at the October 23 Meeting.

ADJOURNMENT

There being no additional business, the meeting was adjourned

Respectfully Submitted:

Tommy Ryan
Township Manager



LAYOUT PLAN LEGEND

Proposed 1st Floor	Proposed 2nd Floor
Proposed 3rd Floor	Proposed 4th Floor
Proposed 5th Floor	Proposed 6th Floor
Proposed 7th Floor	Proposed 8th Floor
Proposed 9th Floor	Proposed 10th Floor
Proposed 11th Floor	Proposed 12th Floor
Proposed 13th Floor	Proposed 14th Floor
Proposed 15th Floor	Proposed 16th Floor
Proposed 17th Floor	Proposed 18th Floor
Proposed 19th Floor	Proposed 20th Floor
Proposed 21st Floor	Proposed 22nd Floor
Proposed 23rd Floor	Proposed 24th Floor
Proposed 25th Floor	Proposed 26th Floor
Proposed 27th Floor	Proposed 28th Floor
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Proposed 89th Floor	Proposed 90th Floor
Proposed 91st Floor	Proposed 92nd Floor
Proposed 93rd Floor	Proposed 94th Floor
Proposed 95th Floor	Proposed 96th Floor
Proposed 97th Floor	Proposed 98th Floor
Proposed 99th Floor	Proposed 100th Floor



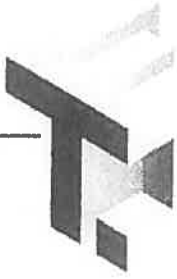
C-103

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	04/15/2022
2	ISSUED FOR PERMIT	04/15/2022
3	ISSUED FOR PERMIT	04/15/2022
4	ISSUED FOR PERMIT	04/15/2022
5	ISSUED FOR PERMIT	04/15/2022
6	ISSUED FOR PERMIT	04/15/2022
7	ISSUED FOR PERMIT	04/15/2022
8	ISSUED FOR PERMIT	04/15/2022
9	ISSUED FOR PERMIT	04/15/2022
10	ISSUED FOR PERMIT	04/15/2022

LAYOUT PLAN
 PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
ROECHLING MEDICAL LANCASTER - EXPANSION
 44 DENVER ROAD, DENVER, PA 17517
 EAST COCALCO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

DERCK & EDSON
 CAMPBELL, EDWARDS, AND THAYER ARCHITECTS
 300 MARKET STREET, SUITE 200, HANOVER, PA 17033
 717.533.1111

811
 Call before you dig
 1-800-485-5779
 PA 811
 1-800-485-5779



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

October 12, 2023

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

Roechling Medical Lancaster Expansion
Preliminary/Final Land Development Plan
44 Denver Road
Prepared by: Derck & Edson, LLC
Prepared for: Roechling Medical Lancaster
Plan No. 22-120-09
Plan Date: December 15, 2022
Revised Date: February 16, 2023
TEI File: 4035-141

Dear Mr. Ryan:

We have reviewed the referenced revised plan for conformance with the Township Code of Ordinances and the previous comments by Becker Engineering from their January 23, 2023 letter and offer the following comments:

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

1. Appropriate drainage easements shall be provided for all existing stormwater facilities to ensure proper maintenance and inspection opportunities. The applicant has proposed a blanket easement to address this requirement, which is acceptable to our office. §185-14.C(11), 185-33, 194-14.D(6) & E(3)(e) **(Waiver request acknowledged)**
2. The maximum loading ratio for volume control facilities in non-karst areas shall be 5:1 impervious drainage area to infiltration area and 8:1 total drainage area to infiltration area. The proposed loading ratios associated with the plan are 9:1 and 16:1, respectively, to the proposed rain garden. We have no objection to the waiver request if approved as part of the NPDES permit. §185-23.A(2)(c) **(Waiver request acknowledged)**
3. The post-development peak rate of runoff shall be 50% of the pre-development peak rate of runoff for the 2, 10, 25, 50 & 100 year storm events. The proposed project addresses this requirement for the 2, 10 & 25 year storm events for the entire contributing area. The 50 & 100 year storm events are less than the pre-development peak rate of runoff for the original approved 2002 land development design. The response letter indicates that this approach was discussed with the previous Township Engineer. We have no objection to the approach



presented previously or the waiver request provided NPDES permit approval is obtained.
§185-24.B **(Waiver request acknowledged)**

4. A Stormwater Maintenance and Easement Agreement (SWMEA) will be required prior to Final Plan approval/release. The Township Solicitor will provide the approved version to the applicant for their review and signature. The applicant's consultant shall provide the Township and its Solicitor with a document summarizing the finalized O&M activities for the stormwater management facilities as outlined on the plans to serve as Exhibit A for the SWMEA. It shall also address maintenance of the existing facilities per the previous Becker review letter.
§185-33

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

1. All land developments 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. §194-9 **(Waiver request acknowledged)**
2. The plan shall be prepared at a scale of one inch equals 20 feet or 50 feet. The proposed plan is prepared at a scale of one inch equals 30 feet and 60 feet. We have no objection to the waiver request. §194-14.A(1) **(Waiver request acknowledged)**
3. Subdivision and land development sheet size shall be no larger than 24" x 36". The applicant is proposing to utilize a sheet size greater than the requirement. We have no objection to this waiver request. §194-14.A(3) **(Waiver request acknowledged)**
4. All existing features within the site and within 200 feet of the subject property shall be provided on the plans. The applicant has not provided all existing features within 200 feet as required by Ordinance. We have no objection to this waiver request. §194-14.C(4) **(Waiver request acknowledged)**
5. 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. Cover sheet C-001 shall be updated accordingly following action on the waivers and deferrals by the Supervisors. §194-14.D(14)
6. The applicant's consultant shall confirm that the project does not involve lands identified with any Pennsylvania Historical & Museum Commission (PHMC) sites of archeological significance. The project is located on an existing developed site, therefore we would have no objection to the waiver request. §194-14.E(6) **(Waiver request acknowledged)**
7. A steep slope report shall be submitted for all applications involving construction on lands that possess slopes exceeding 20%. No natural steep slopes are being disturbed with the proposal, therefore we would have no objection to the waiver request. §194-14.E(8) **(Waiver request acknowledged)**



8. 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
9. An NPDES permit is required from the PADEP and evidence of the adequacy of erosion and sediment controls from the Lancaster County Conservation District shall be provided to the Township prior to final plan release. §194-15.F(8)
10. 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
11. All required over-sized parking spaces shall be drive-thru style with 12 foot by 70 foot dimensions. The applicant is indicating that they do not need drive-thru style for the loading spaces at the dimension noted. §194-20.R **(Waiver request acknowledged)**
12. The previous Becker review letter indicated that the current public sidewalk along Denver Road does not meet current ADA ramp standards and requested the developer to upgrade all ramps along the frontage. We would defer to the Township on this issue since we were not present for previous discussions with the developer pertaining to this requirement. §194-32.G **(Waiver request acknowledged)**
13. The plan depicts 18" vertical curb constructed to PADOT standards, in lieu of the 22" vertical curb identified in the SALDO. We have no objection with this waiver request. §194-33.E(1) **(Waiver request acknowledged)**
14. The plan depicts improvements and grading within the existing overhead electric transmission line easement. The applicant shall obtain formal acknowledgement from the applicable utility company for the proposed plan prior to Final Plan release. Any restrictions identified by the utility company shall be noted on the plans. §194-36.G
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. §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. As noted in the previous Becker review, the applicant shall identify their proposed approach for addressing the recreation and open space requirements of the SALDO (LERTA, fee in lieu or land dedication). §194-46



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

The applicant shall provide the required Transportation Impact Fee (TIF) in the amount of \$48,224.00 prior to building permit issuance. A plan note has been provided as requested on the land development plan memorializing this requirement.

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. The use of retaining walls higher than 10 feet are permitted in any yard up to a maximum height of 30 feet provided the information noted in the ordinance is provided. The applicant shall provide this information to the Township for review. §220-31.A(2)
2. The applicant has indicated the proposed lighting locations and details for the project on sheet C-105. An illumination plan shall be provided for review and comment to ensure compliance with this section. The height of the proposed pole lighting shall be clearly noted on the plans and not exceed 20 feet. We would request a plan note on the record cover sheet is provided indicating that building permits are required for all proposed lighting and shall comply with the requirements of this section of the zoning ordinance. §220-48.B

GENERAL COMMENTS

1. 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
Stephen B. Sproles, RLA, Derck & Edson, LLC
Roehling Medical Lancaster
TEI File: Municipal/East Cocalico/4035-141-ltr01 Roehling Medical Lancaster Expansion
Land Development.doc

MEMORANDUM

TO: Tommy Ryan – East Cocalico Township Manager
FROM: John M. Schick
COPY: Michael L. Reinert, P.E. – Technicon Enterprises Inc. II
DATE: September 1, 2023
PROJECT NAME: Roechling Medical Expansion **PROJECT NO.:** 031722000.2021.12
SUBJECT: Transportation Review #2

As per your request, we have reviewed the following documents:

- Roechling – Preliminary & Final Land Development Plan – Resubmission #1, as prepared by Derck & Edson LLC., dated August 24, 2023.

We offer the following comments for your consideration:

Subdivision and Land Development:

1. Comment #7 – We will defer to the Township regarding the waiver request regarding the issue of the existing non-compliant ADA curb ramps along Denver Road.

Transportation:

1. Both transportation comments have been addressed.

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



280 Granite Run Drive, Suite 160
Lancaster, Pennsylvania 17601
tel: 717-560-7500
fax: 717-560-7525

July 25, 2023

Scott Carl, Sr., Administrator
East Cocalico Township Authority
102 Hill Road
Denver, Pennsylvania 17517

Subject: Roechling Medical Facility Expansion
Final Land Development Plan Review
February 14, 2023 Resubmittal

Dear Scott:

CDM Smith Inc. has reviewed the Final Land Development Plan dated December 15, 2022 for the Roechling Medical Facility Expansion located between N Reading Rd and Denver Rd. We offer the following comments relative to our review of the plans.

General

1. Provide a profile for the relocated fire protection water line. This profile view should be accompanied by a corresponding plan view of the water line and include stationing, appropriate labeling and locations of other utilities.
2. Provide a PE seal on all drawing sheets.
3. Revise plan sheets to a sheet size of 24" x 36".
4. Revise plan sheet scale to 1" = 50'.
5. Include a general note on the plans indicating that all water and sewer facilities shall be constructed in accordance with the Authority's Rates, Rules and Regulations.
6. No new sewer construction is shown on these plans, confirm that it is the intent of the developer not to extend new sewer service to the proposed building expansion.

Sheet C-105

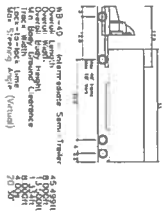
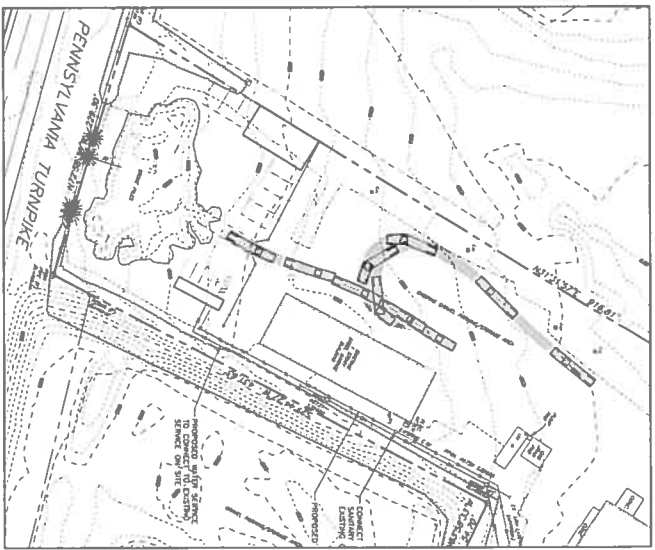
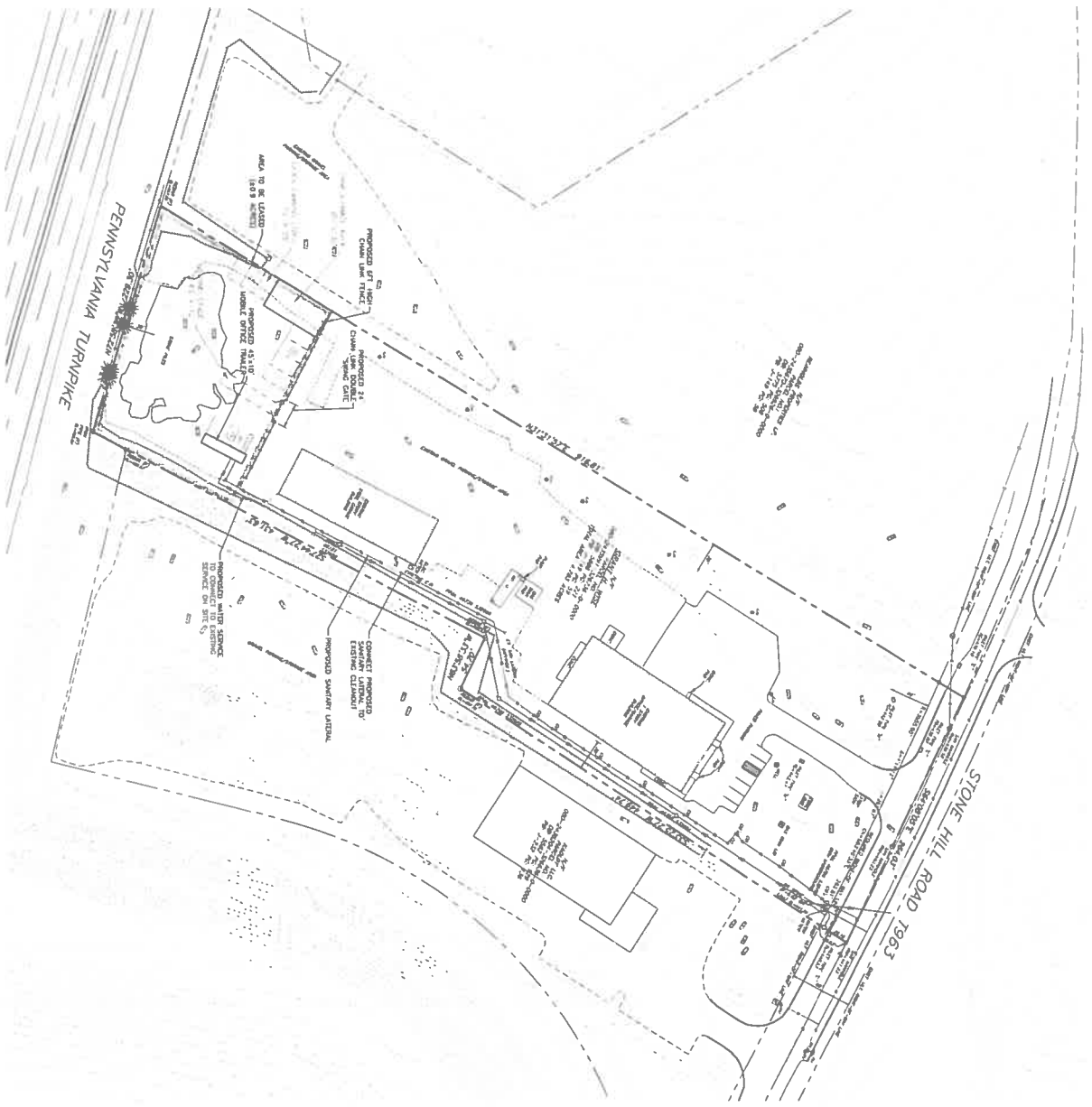
1. On the northern side of the new section of the building, there is what appears to be a service lateral to the building. This service lateral has several callouts referring to it as a





Scott Carl, Sr., Administrator
July 25, 2023
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Jodie Eberly, ECTA
Tommy Ryan, Manager, ECT

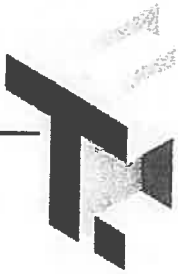


LEGEND

1	Proposed Building
2	Proposed Parking
3	Proposed Driveway
4	Proposed Road
5	Proposed Utility
6	Proposed Fencing
7	Proposed Retention Wall
8	Proposed Stormwater Management
9	Proposed Landscaping
10	Proposed Site Elevation
11	Proposed Survey Points
12	Proposed Easement
13	Proposed Right-of-Way
14	Proposed Utility Easement
15	Proposed Access Easement
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50	Proposed Easement

FINAL LAND DEVELOPMENT PLAN FOR 935 STONE HILL ROAD EAST COCALCO TOWNSHIP LANCASTER COUNTY PA	LAYOUT PLAN C2C DESIGN GROUP 37 East Penn Avenue Warrington, PA 15666 810.862.8050 www.c2cgrp.com		DESIGN GROUP Civil Engineering and Surveying Solutions from Concept to Construction	<table border="1"> <thead> <tr> <th>REV. NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1/19/2021</td> <td>RESPOND TO REVIEW COMMENTS</td> <td>BT</td> </tr> </tbody> </table>	REV. NO.	DATE	DESCRIPTION	BY	1	1/19/2021	RESPOND TO REVIEW COMMENTS	BT
REV. NO.	DATE	DESCRIPTION	BY									
1	1/19/2021	RESPOND TO REVIEW COMMENTS	BT									

10-1



TECHNICON

Enterprises Inc., II

200 Bethlehem Drive
Suite 201
Morgantown, PA 19543

Tel. (610) 286-1622

Fax (610) 286-1679

October 9, 2023

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

935 Stone Hill Road Land Development
Final Plan
Prepared by: C2C Design Group
Prepared for: Grant Wise
Sweetwater Propane, Inc.
Plan No. WSE-ECT-01
Plan Date: July 28, 2023
Revised Date: September 29, 2023
TEI File: 4035-176

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. In review of the submission, it appears that the application would qualify for a minor land development if the lot size was less than 2 acres in size (leased area is less than 2 acres). Unless qualifying as a minor land development, all land developments 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 Final Plan. We have no objection to the waiver request. §194-9 & 10.A(1) **(Waiver request acknowledged)**
2. The date of the approval, if granted by the Board of Supervisors, shall be added to the plans for the requested waivers and deferrals prior to recordation of the plan. §194-12, 14.B(11), D(14) & 15
3. A statement on the plan identifying the requirements of Chapter 220, Zoning, for the subject property shall be provided. While most of this information is provided, the applicant has not provided the existing/proposed lot and building coverage to address this comment. §194-14.B(10), 14.D(5) & 15.B & D



4. 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
5. 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
6. Street trees shall be provided along all street frontages and as noted in the landscaping section of the Ordinance. No street trees are shown on the plans. We have no objection to the waiver request. §194-25.O & 41 **(Waiver request acknowledged)**
7. Sidewalks shall be provided along all street frontages. There is no proposed or existing sidewalk located along Stone Hill Road. We have no objection to the deferral request. §194-32 **(Deferral request acknowledged)**
8. 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. We have no objection to the waiver request. §194-37 **(Waiver request acknowledged)**
9. 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. §194-43
10. 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
11. 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. §194-46 **(Applicant requests waiver)**

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

The applicant has provided the total number of trips on the plan as requested. A total traffic impact fee of \$19,656.00 shall be provided to the Township prior to final plan release or building permit issuance for the proposed office.

COMPLIANCE WITH THE EAST COCALICO TOWNSHIP ZONING ORDINANCE – CHAPTER 220

1. The maximum lot coverage in the Light Industrial Zone is 75%. The applicant shall provide this information on the plans and also include the amount of existing and proposed lot coverage on the property for this application. §220-23.F



2. All outdoor storage areas and off-street parking lots shall be set back at least 20 feet from any side lot lines, unless joint parking lots and/or loading areas are shared by adjoining uses. The applicant has proposed truck parking spaces and outdoor tank storage areas within 20 feet of the western side property line, which violates this requirement. These features must be relocated to comply with the setback requirement unless granted relief from the Zoning Hearing Board. §220-23.H(2)

GENERAL COMMENTS

1. The applicant should address the review comments from the Lancaster County Planning Commission prior to final plan release. A shared access easement agreement should be provided and recorded as part of the plan approval. A copy of the agreement should be provided for review and comment prior to recordation.
2. Any 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
Larry Grybosky, P.E., C2C Design Group
Grant Wise
Sweetwater Propane, Inc.
TEI File: Municipal/East Cocalico/4035-176-ltr02 935 Stone Hill Road Final Land Development.doc



280 Granite Run Drive, Suite 160
Lancaster, Pennsylvania 17601
tel: 717-560-7500
fax: 717-560-7525

October 10, 2023

Scott Carl, Sr., Administrator
East Cocalico Township Authority
102 Hill Road
Denver, Pennsylvania 17517

Subject: 935 Stone Hill Road
CRRA and Final Land Development Plan Review

Dear Scott:

CDM Smith Inc. has reviewed the CRRA dated August 8, 2023, and Final Land Development Plans (latest revision of July 28, 2023) for 935 Stone Hill Road, Denver, Pennsylvania. The applicant is Sweetwater Propane Inc. We offer the following comments relative to our review of the CRRA and Site Plans.

The CRRA reflects the existing capacity was assessed on April 17, 2023 at 250 gpd and that no additional capacity will be required to service the property's modification.

The review comments for the Final Land Development Plans are as follows:

General

1. Upon final approval, provide drawings with a PE Seal on all drawing sheets.
2. Include a general note on every drawing sheet indicating "all work shall be in accordance accordance with the East Cocalico Township Authority specifications for sanitary sewer and water system construction."
3. Provide on the drawings the applicable water and sewer construction details consistent with ECTA's construction specifications.

Sheet TI-1

4. Revise plan view to reflect the final land development view of the property.

Sheet EX-1





Scott Carl, Sr., Administrator

October 10, 2023

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5. Revise drawing to depict the diameter, material, slope, and length of all water and sewer infrastructure.
6. Revise drawing to depict ECTA sanitary sewer manhole numbers and inverts in Stone Hill Road.
7. Revise drawing to show sewer service connection points to the existing buildings.
8. Revise drawings to depict the location of the existing trap assembly.
9. Revise drawing to depict the existing water service beyond the water meter and servicing the property.

Sheet LO-1

10. Revise drawing to depict the diameter, material, slope, and length of all water and sewer infrastructure.
11. Revise drawing to depict ECTA sanitary sewer manhole numbers and inverts in Stone Hill Road.
12. Revise drawing to show sewer service connection points to the existing buildings.
13. Revise drawings to depict the location of the existing trap assembly.
14. Revise drawing to depict the existing water service beyond the water meter and servicing the property.
15. Include a water and sewer profile depicting the proposed infrastructure.

By copy of this letter, we are also forwarding these comments to the Owner and Owner's engineer. Should you have any questions regarding this matter, please contact this office.

Very truly yours,

Adam N. Smith, PE, PMP
CDM Smith Inc.

c: Grant Wise, Owner
Chuck Frantz, C2C Design Group



Scott Carl, Sr., Administrator

October 10, 2023

Page 3

Ken Spitler, ECTA

Jodie Eberly, ECTA

Mike Galley, ECTA

Tommy Ryan, Manager, East Cocalico Township



Planning Department

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

www.lancastercountyplanning.org

23LP

County Commissioners

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

Executive Director

Scott W. Standish

MEMORANDUM

To: Jeffrey Mitchell, Secretary
East Cocalico Township

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

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

Date: September 1, 2023

Re: Advisory Plan Review Comments
LCPC # 86-212-2, 935 Stone Hill 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 Land Development Plan
Proposal: To delineate a ±0.9-acre area of 4.783-acre parcel for propane tank storage and a 450 sq. ft. mobile office trailer uses
Owner(s): Grant H. Wise
Applicant: Sweetwater Propane Inc.
Firm: C2C Design Group
Received: August 4, 2023

LOCATION

Parcel ID #: 0809913600000
Address: 935 Stone Hill Road, Denver PA
Location: South side of Stone Hill Road, north side of the PA Turnpike, east of the S. Muddy Creek Road and Stone Hill Road intersection
Places2040: The project site is located within the Cocalico Urban Growth Area; portions are within both the Natural Preservation and Industrial Special District Character Zones.

PATTERN

Zoning: L1 – Light Industrial
Present Use: Industrial



TIMING

Utilities: **Public water and sewer services exist and are proposed**

RECOMMENDATIONS

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

SITE DESIGN COMMENTARY

1. A LCPC advisory staff review signature block should be provided per 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. Either the full plan set should be recorded, or its sheets should be numbered to more clearly show their relationships to the total number of sheets in the plan set (e.g., Sheet X of X). Plan sheets to be recorded are thereby identified as being part of a larger plan set containing additional information.
3. A Shared Access Easement Agreement should be provided and recorded as part of the plan approval. This agreement should note the ownership, rights, and maintenance responsibilities associated with the shared access. The agreement should clarify that East Cocalico Township is not responsible for any agreement arbitration.
4. The plans should include details for the proposed fence, gate, and parking space striping.

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/JMH/JSN/fkg/ncs

Copy: Larry Grybosky, C2C Design Group (Wernersville)

BEFORE THE EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
LANCASTER COUNTY, PENNSYLVANIA
REQUEST TO AMEND THE EAST COCALICO TOWNSHIP
ZONING MAP

Pursuant to Section 220-150 of the East Cocalico Township Zoning Ordinance of 2003, as amended (the "Zoning Ordinance"), C&B Development, LLC, a Pennsylvania limited liability corporation, Steve Martin, and Mary Martin respectfully petition the East Cocalico Township Board of Supervisors (the "Board") to amend the Official Zoning Map for East Cocalico Township (the "Zoning Map") as hereinafter set forth. In support thereof, the following is averted:

1. The Requestors in this matter are C&B Development, LLC, a Pennsylvania limited liability corporation, Steve Martin, and Mary Martin (the "Requestors").
2. The existing parcel is a 43.6-acre tract of land located northeast of Gehman School Road and Stone Hill Road; south of SR 222 in East Cocalico Township ("Township"), Lancaster County, Pennsylvania, commonly known as 756 Gehman School Road and being further identified by Lancaster County Tax Parcel ID No. 080-45052-0-0000.
3. The Requestors are the current owners and the equitable owner of a 43.60-acre portion of the Existing Overall Parcel, as said portion is located at the corner of Gehman School Road and Stone Hill Road; south of SR 222 in East Cocalico Township ("Township"), Lancaster County, Pennsylvania.
4. The Existing Overall Parcel is located in the Township's Agriculture Zoning District (the "A District").
5. Requestors intend to use an unobstructed portion of the tract for future development however, there are no specific plans for the Proposed Development at this time.
6. To facilitate the Proposed Development, the Requestors are requesting to rezone entire Tract from the A District to the Light Industrial Zoning District ("I-1 District").
7. Requestors believe that the proposed rezoning is consistent with the public health, safety, morals, and general welfare of the Township; with the purpose intent of the East Cocalico Township Zoning Ordinance; the Comprehensive Plan for the Cocalico Region; and Places2040 prepared by the Lancaster County Planning Commission for the following reason:
 - i) The subject property is well situated for this type of development. The close proximity to Route 222 and the Interstate Highway System, the industrial nature of the region, the prior industrial zoning of the parcel, plus the County's recognition of this parcel for future growth & development, coupled with an established labor force and existing infrastructure, indicate that this would be the highest and best use for the subject property.
 - ii) This type of use also makes sense from a planning perspective. Ready access to Route 222 & the Pennsylvania Turnpike (I-76) will minimize potential impacts on Township roads. The strategic location of the project is secluded along the highway, isolating the project from residential neighborhoods & utilizing an established buffer to screen residents from potential visual & audible impacts.

- iii) This type of development will also increase tax revenue without burdening local infrastructure or schools.
- iv) Warehousing and Wholesale Trade Establishment is permitted in the Township's Light Industrial District (the "L-I District"). C&B Development desires to use a portion of the subject property for Warehousing; therefore, C&B Development requests that Lancaster County Tax Parcel 080-45052-0-0000 be rezoned from Agriculture to Light Industrial.
- v) C&B Development and Dynamic Engineering have completed a preliminary assessment of Stone Hill Road and Gehman School Road for use by an industrial development at the subject location. C&B Development and Dynamic Engineering have identified numerous improvement opportunities that will produce a safer & higher functioning intersection as well as solve current township drainage issues. The improvements identified include intersection geometry and drainage improvements which appear to be feasible without impacts to adjacent properties. ROW for roadway improvements can be accommodated in the current ROW with expansion into the subject property as needed. C&B Development is willing to incorporate such roadway/intersection improvements into potential future development plans should the Township proceed with this rezoning request.
- vi) Additional analysis and site information is attached hereto as Exhibit B.

8. A proposed amendment to the Township Zoning Map as outlined herein is enclosed herewith as Exhibit A1, with an enlargement of the property on aerial included as Exhibit A2.

WHEREFORE, Petitioners respectfully request that the Board adopt the Proposed Ordinance after consideration by the East Cocalico Township and Lancaster County Planning Commission.

Respectfully Submitted,

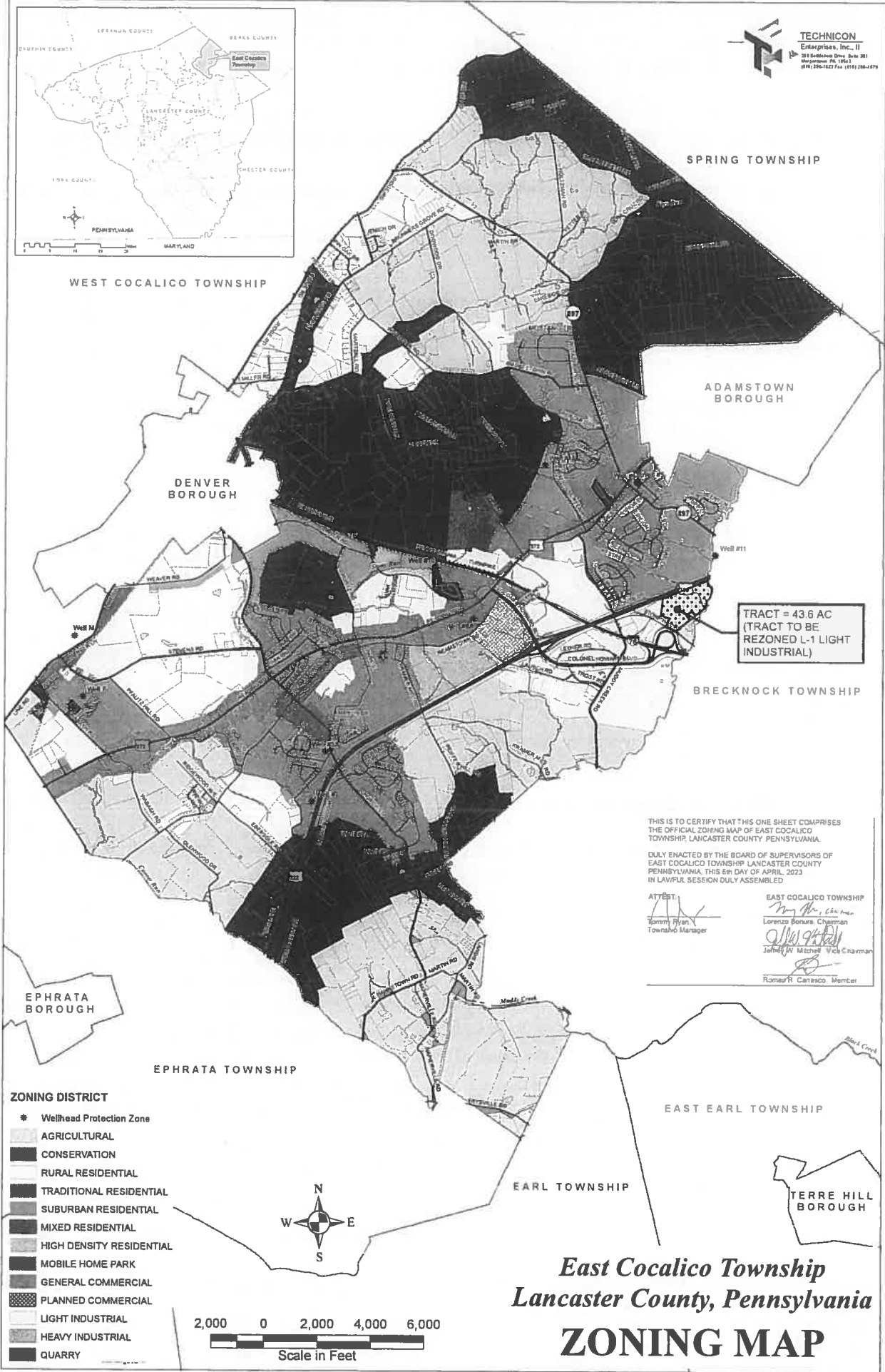
Matt Close

8/23/2023

Date

By: Matt Close, C&B Development, LLC

EXHIBIT A1



WEST COCALICO TOWNSHIP

SPRING TOWNSHIP

ADAMSTOWN BOROUGH

DENVER BOROUGH

TRACT = 43.6 AC
(TRACT TO BE REZONED L-1 LIGHT INDUSTRIAL)

BRECKNOCK TOWNSHIP

THIS IS TO CERTIFY THAT THIS ONE SHEET COMPRISES THE OFFICIAL ZONING MAP OF EAST COCALICO TOWNSHIP, LANCASTER COUNTY PENNSYLVANIA.

DULY ENACTED BY THE BOARD OF SUPERVISORS OF EAST COCALICO TOWNSHIP LANCASTER COUNTY PENNSYLVANIA, THIS 6th DAY OF APRIL, 2023 IN LAWFUL SESSION DULY ASSEMBLED.

ATTEST:
 [Signature] Tommy Ryan, Township Manager
 [Signature] Lorenzo Bonura, Chairman
 [Signature] Jeffrey Mitchell, Vice Chairman
 [Signature] Roman R. Carrasco, Member

- ZONING DISTRICT**
- ★ Wellhead Protection Zone
 - AGRICULTURAL
 - CONSERVATION
 - RURAL RESIDENTIAL
 - TRADITIONAL RESIDENTIAL
 - SUBURBAN RESIDENTIAL
 - MIXED RESIDENTIAL
 - HIGH DENSITY RESIDENTIAL
 - MOBILE HOME PARK
 - GENERAL COMMERCIAL
 - PLANNED COMMERCIAL
 - LIGHT INDUSTRIAL
 - HEAVY INDUSTRIAL
 - QUARRY



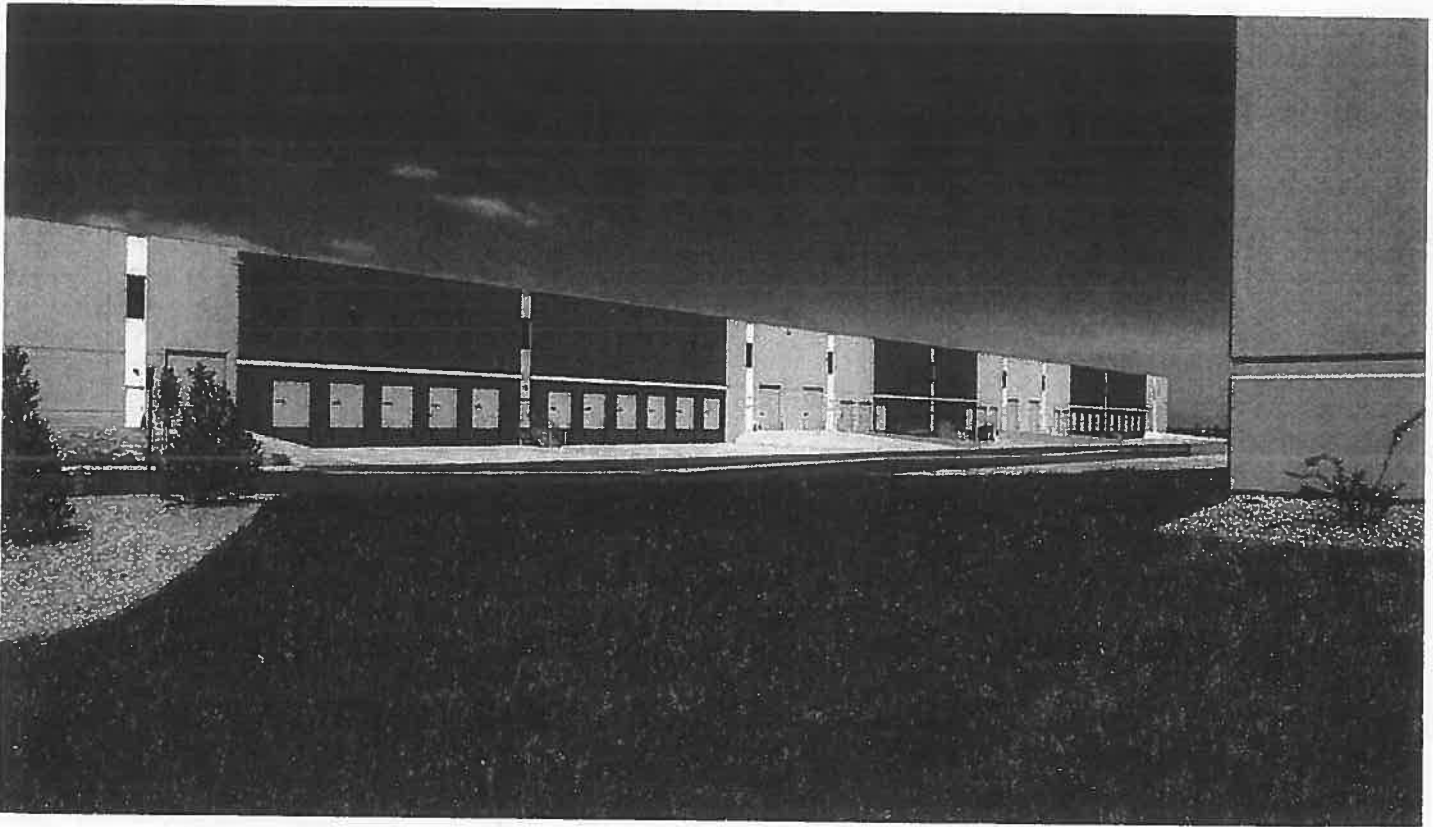
East Cocalico Township
Lancaster County, Pennsylvania
ZONING MAP

EXHIBIT A2

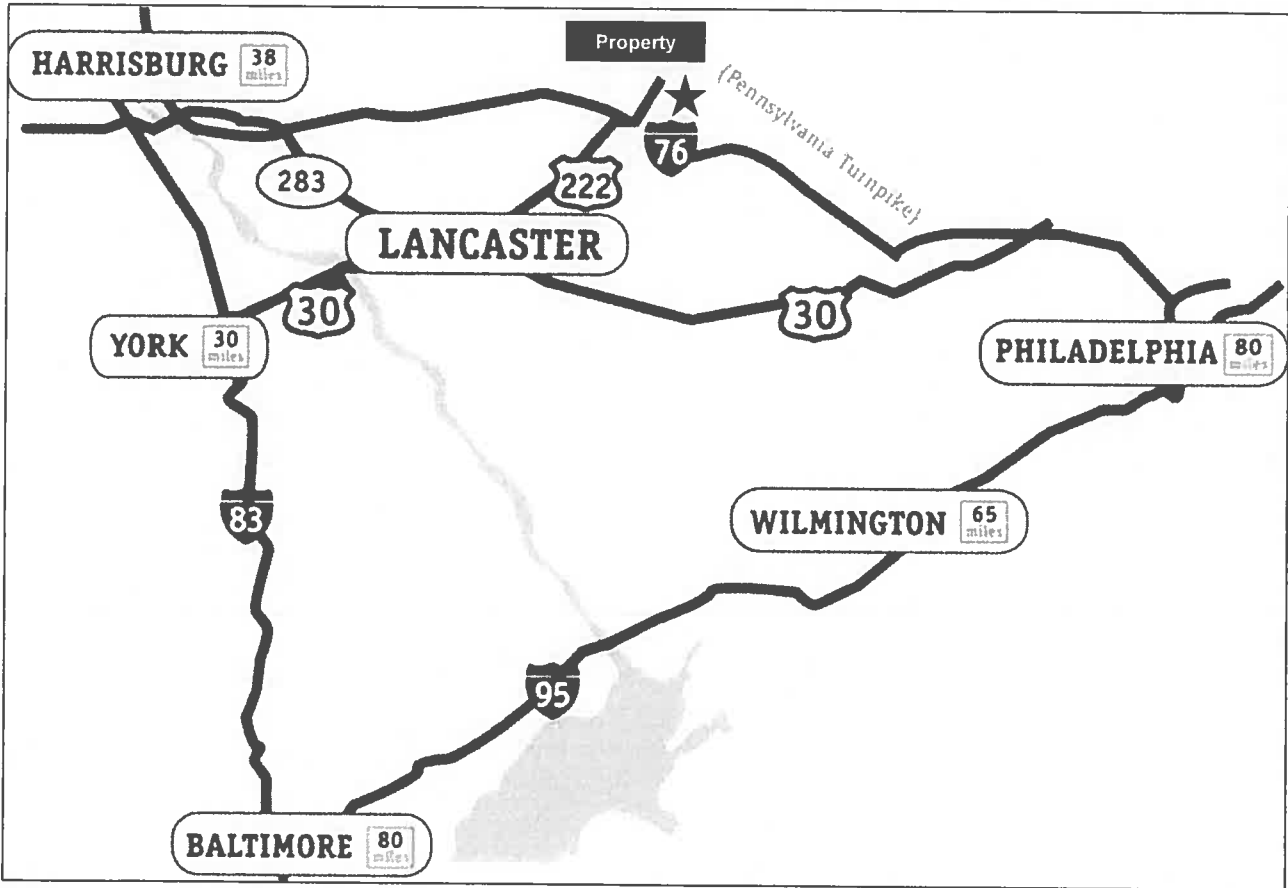
EXHIBIT B

SITE OUTLINE

Stone Hill Business Center



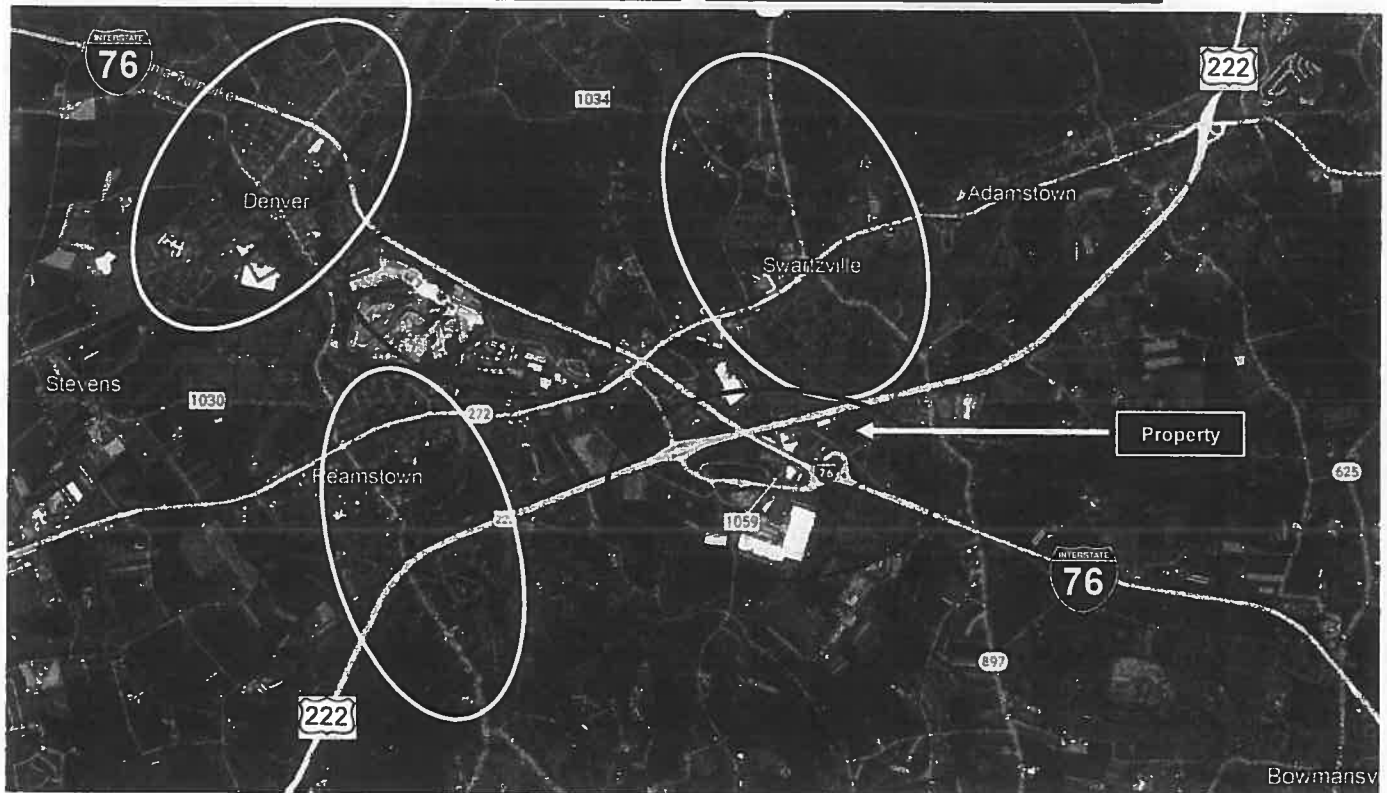
Zoomed Out Parcel Bearings



East Cocalico Township Geographic Use Overview

Residential Region

Industrial / Commercial Region



Property Location & Corridor Access

Lancaster County Major Roadway Arteries:

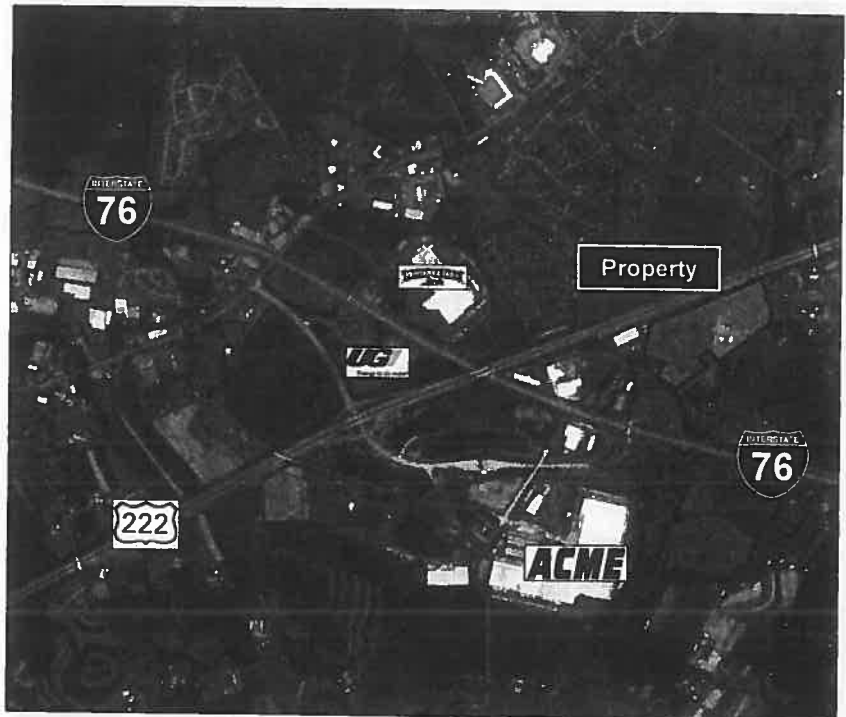


These are the major roadway arteries that serve the county and enable commerce to thrive.

Places2040 Growing Responsibly:

Manage the use of large tracts of vacant land in Urban Growth Areas – prime locations with infrastructure, highway access, and transit service are a limited resource. Define these areas as “growth opportunity areas” and reserve them for mixed-use and non-residential needs (commercial, industrial, and institutional). **Ensure that they’re developed in a way that provides long-term economic and social benefits to the community.**

As the parcel sits at the intersection of the regional highway network adjacent to other industrial uses, this section of the township is best suited for continued industrial and economic growth.



“Twenty years later, the Lancaster County Planning Department recognizes the importance of both Industrial and Agricultural zones. Our places2040 Growing Responsibly Urban Workshop analysis highlighted your parcel as a highly developable site.” - LCPD

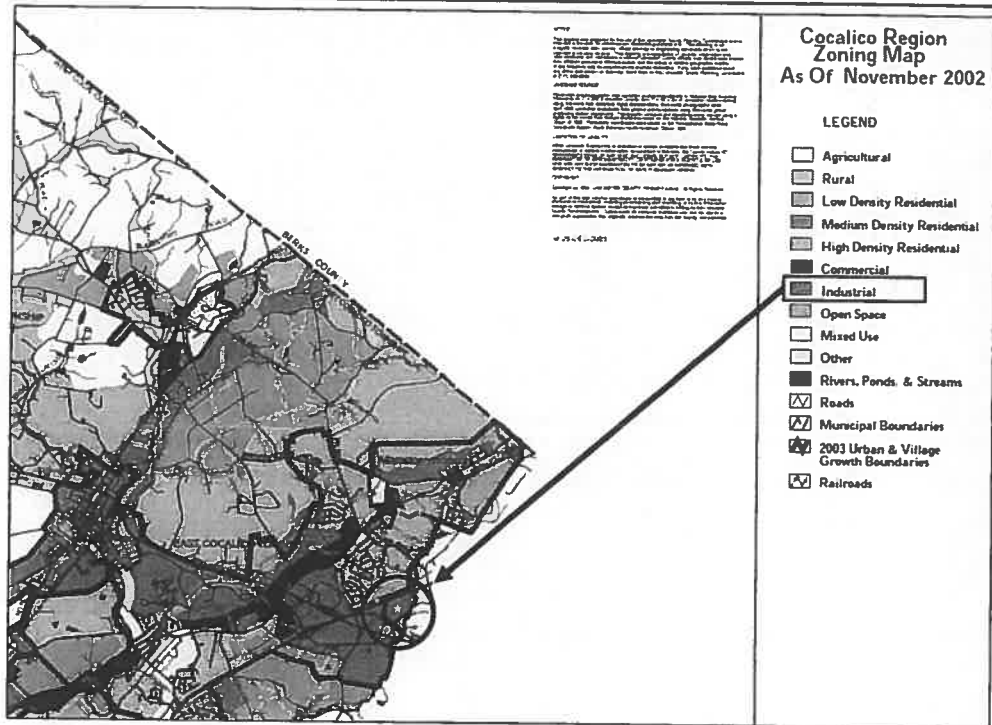


Parcel's Zoning History

This parcel was previously zoned Industrial in 2002. The prior zoning was confirmed with the Lancaster County Planning Department. The prior zoning district was aligned with the Cocalico Region Comprehensive Plan which emphasized centralizing large businesses in the vicinity of Route 222 & the PA Turnpike to offer residents new types of employment opportunities. In 2003 East Cocalico pursued 'Major Zoning Map Changes' which included increasing the township's Agricultural Zoning District by 273% (3,328 acres). The subject property was one of the rezoned parcels.

In 2003, East Cocalico Township also obtained 1.2 acres from the current parcel owner through eminent domain to construct a sewer pumping station & expand the system's capacity, which drove development in the area.

The pumping station allowed development to occur on all the properties surrounding this parcel.



Tax Revenue Impact

ECT Residential Projects:

- Ten subdivision & land development plans currently approved or under review within the township totaling over **700 new residential dwellings**
- Significant tax revenue will be needed to fund all the residential growth
- **Need to Fund:**
 - Public Safety (Police Force + Fire Companies)
 - Hundreds of New Students
 - Sanitation Services
 - Street Improvements
 - Parks & Rec. Space
- Commercial & Industrial development will be necessary to offset the future costs associated with ECT's residential growth

Stone Hill Business Center Direct Tax Impact

Year	Assessed Value	Millage Rates			Total Tax
		Township	School District	County	
	\$13,467,260	1.7680	19.6190	2.9110	24,2980
1	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
2	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
3	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
4	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
5	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
6	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
7	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
8	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
9	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
10	\$13,467,260	\$23,810	\$264,214	\$39,203	\$327,227
	Total	\$238,100	\$2,642,140	\$392,030	\$3,272,270

Significant Economic Strain on Cocalico School District Strain

Tuition Rate Per Student ('22-'23):
\$15,168

Estimated New Students:
1,000+

\$15.2m +

CSD 2022-2023 General Fund Budget

Total Revenue & Other Sources	\$60,471,399
Total Expenditures	\$72,152,100
Net (Loss)	(\$11,680,701)

The only avenue available to alleviate the strain placed on the School District is through Industrial / Commercial Development



Workforce Statistics

Job Creation ¹

Warehouse Development will create **~215 Jobs**

The average square footage per direct employee ranges across the world between 1,000 and 1,900 square feet. The number of jobs in non-fulfillment operations warehouses tend to create less jobs whereas e-commerce fulfillment operations can require up to one worker per 743 square feet.

Our estimate is based on **1 employee per 1,500 SF** which is the right in the middle of estimates and aligns with industry standards for parking requirements.

Stone Hill Business Park will generate over 215+ jobs

700 new residential dwellings will create significant demand for hundreds of jobs within East Cocalico

More Job Opportunities Within ECT:

- Increases residents employed within the township
- Creates less travel outside of the township
- Less traffic congestion
- More taxpayers within the township

Salary Data

Occupation	2021 Wages ²	
	Hourly	Annual
	Avg.	Avg
Industrial truck & tractor operators	\$20.19	\$41,990
Laborers and freight movers	\$17.65	\$36,710
Shipping, receiving, & traffic clerks	\$18.14	\$37,720
Stock clerks and order fillers	\$18.39	\$38,260
Transportation, storage, and distribution managers	\$47.61	\$99,040
Average	\$23.94	\$50,744.00

East Cocalico Township Income Statistics (2017-2021) ³

Median Household Income	\$83,594
Per Capita Income (Trailing 12 Months)	\$35,811



1. Prologis Research Distribution Warehouses Deliver More Jobs
2. Source U.S. Bureau of Labor Statistics.
3. United States Census Bureau.

Addressing Potential Concerns

Truck Traffic & Road Damage ¹

Analyzed an Industry Research Thesis "Estimating Highway Pavement Damage Costs Attributed to Truck Traffic"

Maintenance Costs attributed to Truck Traffic Along Highways

Avg. Annual Per-Mile
Costs: **\$35,898**

Cost Per Truck Load
Per Mile: **\$0.01**

Cost to Repair 5 Miles of Roadway in 14 Years of Use: **\$2.5m**

Stone High Business Center Equivalent

Assumptions:

- 150 truck trips per day or 54,750 trips per year (365 days)
- Each truck will travel 10 miles along township roads during each individual trip (significant overestimate)
 - Distance from the facility to I-76 & US-222 is 1.25 miles & 1.27 miles, respectively

Annual Roadway
Maintenance Costs:
\$5,475

Annual Real Estate
Tax is **4x** this Cost

Maintenance Cost	Truck Trips	Distance Per Trip	Distance Traveled	Cost Per Truck Per Mile	Maintenance Costs
Per Day	150	10 Miles	1,500 Miles	\$0.01	\$15.00
Per Year	54,750	10 Miles	547,500 Miles	\$0.01	\$5,475.00

Annual Real Estate Taxes	\$23,810.00
Difference	\$18,335.00
Tax Multiple	4.35x



1. Estimating Highway Pavement Damage Costs Attributed to Truck Traffic

Noise / Lighting / Visibility

Noise:

Loading Docks are directed towards the interchange to protect residents from noise impact

Visibility:

Warehouse will be secluded along the highway – Not visible to residents during daily commutes

Lighting:

Proposed facility is secluded from residential neighborhoods. Will be Dark Sky Compliant & will not affect residents

Location:

Strategically located away from residential neighborhoods. Only 3 homes in 1,000 ft radius

Parcel Characteristics:

Located in an industrial region - Not taking commercial land that could be developed into a shopping center & Not disrupting continuous agricultural land



Mclose@40FourCapital.com
610-401-3564

abaldo@ForgeDG.com
610-737-7300

14 Timberline Dr.
Wyomissing, PA 19610

840 W. Hamilton St. Suite 620
Allentown, PA 18101



TECHNICON

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

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

October 10, 2023

East Cocalico Township Planning Commission
100 Hill Road
Denver, Pennsylvania 17517

C&B Development, LLC
Rezoning Petition for Zoning Map Amendment
TEI File: 4035-183

Dear Commission Members:

At the Township's request, we have conducted a zoning review of this petition to amend the East Cocalico Township zoning map for a 43.6 acre tract of land currently located at Stone Hill and Gehman School Road in the Agricultural Zone (A) zoning district. The application outlines the scope of the rezoning request for the existing agricultural property to the Light Industrial (I-1) zoning district.

We have reviewed the referenced application and offer the following comments:

1. The purpose section of the Agricultural zoning district states that the primary purpose of this zone is to promote the continuation and preservation of agricultural activities in those areas most suitable for such activities. It is further intended to protect farms of sufficient size to allow them to remain economically viable, as opposed to the creation of "farmettes" that are not agriculturally productive. While the subject property is actively farmed at this time (as indicated during a recent Township meeting), it should be noted that the current property owner stated their struggles to be agriculturally productive and economically viable at the location. However, there are other uses permitted in the Agricultural zoning district available to the property owner in lieu of crop farming that could be pursued.
2. If the rezoning were approved, the subject tract appears to comply with the area and bulk regulations of the Light Industrial zoning district. The applicant is intending on proposing a future land development on the site, however no specific plan for the proposed development is available at the current time. A proposed warehouse is indicated in the application, which would be permitted by right in the Light Industrial zoning district provided all of the information noted in the zoning ordinance is addressed as part of a land development plan submission for review and approval by the Township. The site appears to contain Riparian buffer and potential floodplain overlay zones on (or in vicinity of) the property.
3. From a SALDO perspective, the eventual land development plan would need to address the impacts associated with the proposed warehousing use if the proposed rezoning were approved. We would anticipate significant site improvements would be necessary to the existing roadways fronting the subject property and at the intersection to accommodate the proposed traffic impact and truck turning movements associated with the project. Additional



offsite improvements may also be required pending receipt of the traffic impact study for the project. An analysis of the existing watercourse and its conveyance facilities would also be required in addition to the typical design elements and outside agency approvals specified in the SALDO.

4. The subject property appears to be located outside of the Cocalico Urban Growth Area.
5. It appears that the proposed rezoning petition is not consistent with the Comprehensive Plan for the Cocalico Region. The property is identified for Agricultural use on the Future Land Use mapping in the Comprehensive Plan.
6. The subject property is located adjacent to other properties currently zoned Light Industrial and Agricultural, however would not appear to create a "spot zoning" situation if the proposed rezoning were approved. It should be noted that adjacent properties located within Brecknock Township to the east are zoned Agricultural, however there is a portion of properties along Stone Hill Road within Brecknock Township that are zoned both Agricultural and Light Industrial.
7. The Township should consider any review comments generated by the Lancaster County Planning Commission and Township Transportation Engineer.

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: Tommy Ryan, Township Manager
Lisa Kashner, Township Secretary
Matthew J. Creme, Jr., Esq., Township Solicitor
John Schick, P.E., Rettew Associates
Matt Close, C&B Development, LLC
TEI File: Municipal/East Cocalico/4035-183-ltr01 C&B Development LLC rezoning petition.doc

M E M O R A N D U M

TO: Tommy Ryan – East Cocalico Township Manager
FROM: John M. Schick
COPY: Michael L. Reinert, P.E. – Technicon Enterprises Inc. II
DATE: September 1, 2023
PROJECT NAME: C&B Development, LLC (RZ 2023-03) **PROJECT NO.:** 031722000.2022.12
SUBJECT: Rezoning Petition Review #1

As requested, we have reviewed the following document as prepared and submitted by C&B Development, LLC:

- Petition for Rezoning dated August 23, 2023.

We offer the following comments for your consideration:

1. Significant improvement necessary at the intersection of Gehman School Road and Stone Hill Road. The current intersection is completely inadequate to accommodate large truck movements without conflicts.
 2. Gehman School Road currently is a rural road with very low traffic volumes, and the roadway cross-section (pavement thickness) would not currently meet standards required with withstand significant truck volumes or meet the SALDO roadway design standards for industrial areas (arterial road standards).
 3. Gehman School Rd also has a vertical alignment that may impact certain sight distance scenarios, and therefore could impact the location of potential viable access drive locations.
 4. Per Township SALDO requirements Gehman School Road and Stone Hill Road would need improvement (right-of-way dedication, road widening, curbing + sidewalks). At a minimum the length of the parcel being developed, but since the subdivision would involve the entire property, the Township may require improvements along any portion of the subject property.
 5. Need to address traffic from each direction at the intersection of Gehman School Road and Stone Hill Road, so the intersection could accommodate WB-67 truck movements from all directions without conflicts. Since improvements to the intersection would likely require acquisition of right-of-way from adjacent properties. Any future planning shall account for the need to acquire right-of-way from 3rd parties to address potential roadway and drainage improvements.
 - a. Roads 18-ft from center – w/ curbing + sidewalk in certain areas along both roads (unless deferrals are requested with supporting justification and approved by the Township). Additional roadway widths may be required, were identified by project specific traffic studies, as part of the Land Development Plan review process.
 6. A 10-year traffic impact study (TIS) per the Township SALDO will be required. A TIS scoping application will need to be submitted to the Township for review, discussion, and approval.
 7. Expected improvements to the current stream culvert under the Township roadways at the intersection of Gehman School Road and Stone Hill Road, especially since the intersection would need to be completely reconfigured, and roadway overtopping has been observed during major storm events. Further hydraulic analysis would have to be performed to determine restricting factors (conditions on downstream Turnpike property, culvert under Stone Hill Road, and culvert under Gehman School Road) that are contributing to the observed overtopping.
-

8. Weight limitation on the existing bridge along Gehman School Road. This could be a potential Fire Marshall concern regarding options for emergency access, since the SALDO requires the evaluation of the need for multiple means of accessing a development. The Fire Marshall is required to review all Land Development Plans and would also be given the opportunity to provide comment during any rezoning of this site.
9. Need to understand traffic at the intersection of Stone Hill Road and Muddy Creek Road. The intersection would need to be included in any future TIS.
10. Township's Act 209 Transportation Impact Fee (TIF) is currently \$1,512.00 per PM peak hour trip. It was noted that the Township would have to consider what, if any, special studies, or evaluations would be necessary, since the development of the property for industrial use was not included in the prior TIF program studies and evaluations (land uses assessment, roadway sufficiency analysis, and CIP).
11. Stone Hill Road and Gehman School Road are Township roads. Since the portion of Gehman School Road that intersects PA Route 897 is in Brecknock Township, Brecknock Township may provide feedback or concerns regarding potential impacts to the operation of the intersection or impacts to Brecknock Township's portion of the roadway.
12. It has been noted in the past that Leshar Road backs up at the intersection with Colonel Howard Boulevard in certain AM peak hours, due to trucks attempting to access the left lane to access the 222 South on-ramp. It was noted that the Colonel Howard and US Route 222 intersection has delays during peak hours and is currently on the MPO TIP for future improvements (diverging diamond similar to recent the US Route 222 and US Route 322 interchange), although the improvements are not anticipated in the near future. We realize it is not an immediate intersection for the subject site, but increased traffic from the site will have an impact.

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

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

ORDINANCE 2023-07

**AN ORDINANCE OF THE TOWNSHIP OF EAST COCALICO TO
AMEND THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT**

WHEREAS, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

NOW, THEREFORE, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

- A. The Code of the Township of East Cocalico, Chapter 199, Article IV, Local Economic Revitalization Tax Assistance Act District, §199-42, shall be revised as follows:

The Township hereby designates the area within the following boundaries as "Deteriorated Area" determined within the meaning of the Act, and one in which the Local Taxing Authorities may grant a tax exemption pursuant to the provisions of the Act: All industrial properties, commercial and other business properties within the General Commercial and Planned Commercial Zoning Districts of the Township.

- A. The amount to be exempted from the real estate taxes shall be limited to that portion of the additional assessment attributable to the actual cost of new construction or improvements to deteriorated property in accordance with the exemption schedule established by this article.
- B. The exemption from real estate taxes shall be limited to that improvement for which an exemption has been requested in the manner set forth in this article and for which a separate assessment has been made by the Lancaster County Board of Assessment Appeals.

SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

ORDINANCE 2023-08

**AN ORDINANCE OF THE TOWNSHIP OF EAST COCALICO TO REPEAL
THE LOCAL ECONOMIC REVITALIZATION TAX ASSISTANCE ACT**

WHEREAS, from time to time, revisions to the Code of the Township of East Cocalico are required so to aid the Township in its planning efforts and to advance the overall public health, safety, and welfare of the community;

NOW, THEREFORE, the Board of Supervisors of East Cocalico Township, Lancaster County, Pennsylvania, hereby ordains and enacts as follows:

SECTION I

- A. The Code of the Township of East Cocalico, Chapter 199, Article IV, Local Economic Revitalization Tax Assistance Act District, is repealed and is deleted in its entirety.

SECTION II

- A. In the event that any section, subsection or portion of this Ordinance shall be declared by any competent court to be invalid for any reason, such decision shall not be deemed to affect the validity of any other section, subsection or portion of this Ordinance. The invalidity of section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given effect without such invalid part or parts. It is hereby declared to be the intention of the Township that this Ordinance would have been adopted had such invalid section, clause, sentence, or provision not been included therein.
- B. To the extent this Ordinance is inconsistent with the Code of the Township of East Cocalico, the provisions of this Ordinance shall take precedence. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.
- C. The failure of the Township to enforce any provision of this ordinance shall not constitute a waiver by the Township of its rights of future enforcement hereunder.
- D. This Ordinance shall become effective immediately upon enactment.

ENACTED AND ORDAINED by the Supervisors of East Cocalico Township, Lancaster County, Pennsylvania on this 16th day of November, 2023.

FOR EAST COCALICO TOWNSHIP

By: _____
Lorenzo Bonura, Chair
Board of Supervisors

Attest: _____
Romao Carrasco, Secretary

DRAFT