

APPENDIX A
PUBLIC HEARING COMMENTS

MEETING MINUTES

DATE: September 27, 2010

SUBJECT: East Cocalico Township Transportation Impact Fee Advisory Committee

LOCATION: East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517

ATTENDEES:

NAME	COMPANY	PHONE	E-MAIL
Paul Keller	TIF Advisory Committee	(717) 799-2229	j1974@ptd.net
David Lutz	TIF Advisory Committee	(717) 629-1920	david_lutz@cocalico.org
Doug Nedimyer	TIF Advisory Committee	(717) 336-4444	doug.nedimyer@wellsfargo.com
May Roth	TIF Advisory Committee	(717) 336-6776	rothmy@yahoo.com
Shad Sahn	TIF Advisory Committee	(717) 587-2487	athomein@ptd.net
Jamie Sweigart	TIF Advisory Committee	(717) 824-1542	jsweigart@high.net
Lynn Weaver	TIF Advisory Committee	(717) 335-4512	lweaver@martinlimestone.com
Brian Wise	TIF Advisory Committee	(717) 587-4207	dynowise@ptd.net
Mark Hiester	East Cocalico Township	(717) 336-1720	manager@eastcocalicotownship.com
Brent Lied	Becker Engineering	(717) 295-4975	bl@beckereng.net
Dan Santoro	Delta Development Group, Inc.	(724) 778-4005	dsantoro@deltaone.com
Matt Radinovic	Herbert, Rowland & Grubic, Inc.	(724) 779-4777	mradinovic@hrg-inc.com
Christopher May	Herbert, Rowland & Grubic, Inc.	(717) 291-1783	cmay@hrg-inc.com

The purpose of the meeting was to hold the public hearing on the Land Use Assumptions (LUA) Report. The following is a summary of significant comments made at this meeting:

1. Meeting minutes for the Advisory Committee Meeting of August 16, 2010 were approved by unanimous vote with motion by Doug Nedimyer and second by Shad Sahn.
2. A motion to open the public hearing on the Land Use Assumptions (LUA) Report was approved by unanimous vote at 6:30 PM with motion by May Roth and second by Brian Wise. The following is a list of significant comments made during the public hearing:
 - A. A listing of visitors in attendance at the public hearing are as follows:
 - a) Scott Russell, Appointed Township Engineer
 - b) G. Sidni Schlegel, Chairman East Cocalico Township Planning Commission
 - B. AC Chairman Sweigart identified the purpose of the public hearing is to receive feedback from the public relating to the LUA report.

- C. AC Chairman Sweigart identified that the public hearing had been properly advertised, with advertisements running on September 8th and September 15th in the Ephrata Review.
- D. AC Chairman Sweigart identified that the LUA Report was provided to the adjacent municipalities, Cocalico School District, and Lancaster County Planning Commission 30 days prior to the public hearing. To date comments have only been received from Lancaster County Planning Commission.
- E. No written comments were received at the Township office on the LUA Report, and no representatives from the general public were in attendance at the public hearing to express comments, therefore, no public comment has been provided.
- F. The AC discussed the comments received from the Lancaster County Planning Commission (LCPC) dated September 24, 2010 (comments attached as part of these minutes) and had the following general thoughts or conclusions:
 - a) The County identified that overall the housing unit and population projection estimates are generally consistent with those endorsed by the LCPC in 2006.
 - b) Bullet 1 – The current projections within the LUA Report exceed the County policy of 85% of growth within the designated growth area (DGA). The AC concurred with the LCPC comment related to adding the DGA to all mapping, and the DGA will be added to exhibits 2-7 as part of the final LUA Report.
 - c) Bullet 2 – It appears this comment is a further clarification of LCPC population projections. The residential projections contained within the LUA Report are generally consistent with the LCPC population projections.
 - d) Bullet 3 – Although the AC is in concurrence that the trend in housing (persons/unit) is expected to decline, the impact on the projected number of dwellings will be minimal.
 - e) Bullet 4 – While a full-build out analysis would be useful when evaluating the impact of zoning on long-term development potential within the Township's DGA, a full build-out analysis is beyond the scope of the LUA Report. Furthermore, the intent of the LUA Report is to project anticipated growth over the next 25 years within the Township such that anticipated trip generation can be established from the projected growth. The anticipated trip generation can be applied to the roadway network and then the anticipated transportation improvements required to maintain a desired level of service can be projected.
 - f) Bullet 5 – The LCPC suggestion to reduce or waive impact fees for affordable housing is a policy recommendation discussion that does not need to occur until preparation of the ordinance. The AC did ask if East Cocalico Township has the necessary transit infrastructure in place to really support affordable housing.
- G. A motion to close the public hearing for the LUA Report was approved by unanimous vote at 7:07 PM with motion by Shad Sahm and second by Doug Nedimyer.

3. A motion to recommend to the East Cocalico Township Board of Supervisors that they approve by resolution the LUA Report as prepared and submitted by the Impact Fee Advisory Committee, date August 2010, and including the public comments from the public hearing was approved by unanimous vote with motion by Shad Sahm and second by Brian Wise.
4. The October 2010 Meeting of the AC will be canceled with the next meeting being Monday, November 15, 2010, at 7:00 PM.
5. Items that will be discussed at the November meeting are as follows:
 - A. AC review of the results of the Roadway Sufficiency analysis.
6. A motion to adjourn was approved by unanimous vote with motion by May Roth and second by Shad Sahm.

We believe these minutes accurately reflect the items discussed during the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Respectfully submitted,

Herbert, Rowland & Grubic, Inc.



Christopher W. May, P.E., PTOE

MJR/CWM/aw

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c: All Attendees

MEMORANDUM

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To: Mark Hiester, Manager
East Cocalico Township

From: Frank P. Behlau, AICP
Director for Community Planning

Date: September 24, 2010

Re: Transportation Impact Fee Program
Part 1: Land Use Assumptions Report
East Cocalico Township
LCPC Meeting of September 27, 2010

The Lancaster County Planning Commission is in receipt of the above report, which will provide the basis for the preparation of a transportation impact fee program by East Cocalico Township. Section 504-A(c)(3) of the Pennsylvania Municipalities Planning Code provides a county planning agency an opportunity to comment on a municipality's proposed land-use assumptions within at least 30 days prior to the municipality's public hearing on the proposed assumptions. The Lancaster County Planning Commission staff offers East Cocalico Township the following comments on the draft Land Use Assumptions Report for consideration.

Overall, the housing unit and population estimates seem to be generally consistent with those endorsed by the Lancaster County Planning Commission in 2006. The Advisory Committee and Township are encouraged to review the following as they consider adoption of the Land Use Assumptions Report:

- The success of the transportation impact fees program will be driven by the assurance that most new development (85 percent by County policy) and the program's transportation benefit will occur within the Township's designated growth area. This will enable efficient and adequate transportation infrastructure in support of new development. To help accomplish this goal, East Cocalico's transportation impact fees program needs to be based on the adopted designated growth area as depicted within the *Cocalico Regional Comprehensive Plan*. Exhibit 1, *Existing Land Use*, of the Land Use Assumptions Report depicts the Cocalico Region Urban Growth Area, but the other six

exhibits do not. It is essential that the DGA is included on all relevant exhibits, particularly Exhibit 6, *Active Subdivisions*, and Map 7, *Population Growth*. The DGA needs to guide the Township's development of a transportation impact fees program every step of the way through adoption and implementation.

- In addition to the LCPC population projections that were published in 2006 as part of *Choices, the Housing Element of the Lancaster County Comprehensive Plan*, the Planning Commission subsequently produced population targets. These population targets slightly re-adjusted the population projections in order to focus a greater proportion of growth within designated growth areas. Because East Cocalico Township does contain a significant amount of land within designated growth areas, its population targets are slightly higher than the projections to reflect the County's goal of focusing population growth in urban rather than rural areas. The population and household targets for East Cocalico, as adopted by the Lancaster County Planning Commission in 2008, are as follows:

East Cocalico Township Population Forecast & Target		
	Total Population	Households
2030 Original Forecast	13,961	5,052
2030 Target	14,090	5,085

- The current methodology for projected residential housing units, as provided in Table 7: *Projected Residential Housing Units in East Cocalico Township* (page 8) holds the estimated persons per household steady at 2.78 through the year 2034. However, given current demographic trends of the United States and the state of Pennsylvania – specifically the aging of the population and increasing numbers of elderly households – average household size is widely expected to decline over the next twenty to thirty years. For example, the methodology used in LCPC projections estimated that average household size would change by about -1.2618 percent per decade; in East Cocalico Township, this would result in a projected average household size of 2.78 in 2010, 2.75 in 2020, and 2.71 in 2030. This could potentially have some impact on the number of people who would be housed in the estimated number of housing units.
- The discussion of “anticipated development” on pages 10 – 12 identifies residential development that is somewhere in the platting stage, for a total of 959 units, and then assigns another 541 units to a set of properties that are residentially zoned. Rather than selectively choosing properties in order to complete the projected population growth, the consulting team should do an analysis of potential development within East Cocalico Township based on both adopted policy and existing zoning. A build-out analysis of the future land-use potential, taken from the *Cocalico Regional Comprehensive Plan*, of all vacant and redevelopable properties within the designated growth area would provide a better understanding of the planned residential and nonresidential development enabled

by the Township's comprehensive plan. A build-out analysis of all current zoning within the entire Township would be an enlightening means of identifying existing development rights that can be exercised by plat or permit. Both analyses would also help inform the Township as to whether growth, either by policy or zoning, is being allocated adequately to its designated growth area.

- For consideration in future phases of the transportation impact fee implementation, the County Planning Commission would urge the township to reduce or eliminate impact fees for all new development and growth which constitutes affordable housing to low- and moderate- income persons, as provided for in Section 503-A.a.5.i of the Pennsylvania Municipalities Planning Code. A reduction of fees for affordable housing would be particularly important considering that East Cocalico Township has a higher median home value and a less diverse mix of housing types and tenures as compared with the rest of Lancaster County.

This memorandum was prepared with the assistance of Emma Hamme, Housing and Economic Development Planner.

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