

PLANNING COMMISSION SPECIAL WORKSHOP MEETING
MAY 22, 2006

Meeting minutes for the East Cocalico Township Planning Commission Special Workshop Meeting held on May 22, 2006 at 6:30 p.m. in the Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Piero Dinnocenzo; David Noll; G. Sidni Schlegel; Kenneth Sweitzer;
Paul Wenger; Robert Zimmerman
Attorney: Thomas Goodman, Esq.
Engineer: Scott Russell, Mark Campbell, HRG
Consultant: Harry Roth
Supervisor: Noelle Fortna
Manager: Karen Koncle
Zoning Officer: Connie Flasher

BENDERSON ZONING PETITIONS:

Mark Campbell of HRG, Thomas Goodman, Esq., and Harry Roth updated the Planning Commission on the re-zoning petitions for the Benderson Tract.

The developer is requesting the re-zoning of a portion of the property that abuts the currently zoned C-2 property. Amending the Comprehensive Plan was discussed. The properties to be rezoned must be posted, however, the abutting properties do not need to be posted.

The other map change would eliminate the riparian buffer depicted on the overlay. This change is part of the text change provided by Harry Roth.

Harry Roth reviewed text changes to the Ordinance.

- Definitions of Shopping Center: 1) Local Shopping Center – between 20,000 and 150,000 sq. ft. and 2) Regional Shopping Center – in excess of 150,000 sq. ft.
- Added definition of retaining wall
- Changes for criteria attached to shopping centers – these changes do not lessen the ordinance in any way, they just explain the intent
- Funneling of major roads
- Integrate 60 Park N' Ride spaces within the parking lot
- Circulation improvements
- Interim on-lot water supply
- Parking, landscaping, and off street loading
- Allowing restaurants to incorporate off street loading spaces on off street parking spaces
- Setbacks do not apply internal to shopping center, they apply around the edges
- Minimum requirement setback from residential zones added 500 ft. setback for uses that operate during the night
- Maximum permitted lot coverage
- Detailed signed site plan submittal, detailed landscape plan
- Architectural design standards
- Allows Planning Commission and Board of Supervisors to adjust standards (Section 461.18), if so desired
- Retaining wall clarification
- Sign standards
- Reduction in parking space size

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The rezoning petitions will be discussed at June 26, 2006 meeting starting at 7:30 p.m. – regular agenda items will start at 8:30 p.m.

No letters will be sent, postings only.

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Paul Wenger, Secretary