

The regularly scheduled meeting of the East Cocalico Township Planning Commission was called to order at 7:30 p.m. in the Municipal Building located at 100 Hill Road, Denver, PA, by the Chairman, G. Sidni Schlegel.

ATTENDANCE:

Planning Commission: Piero Dinnocenzo; Chris Fitterling; David Noll; G. Sidni Schlegel; Kenneth Sweitzer; Paul Wenger; Robert Zimmerman
Engineers: Cory Rathman, BEL
Solicitor: Thomas Goodman
Visitors: Gordon Kauffman; Robert Roggenburg; John Panizza and Tom Oeste from GENTERRA Corporation; Kim Fiedler; William Rac; Robert Steely; Evan Flory; Randy Henne, CDM; Scott Monger; Kim Graybill, Rettew Assoc.; Michael Hartman, McCarthy Eng.; David Mease, Fisher Eng.; Carrol Ehrhart, Plan B; Ken McCrea; Farley Fry

APPROVAL OF MINUTES:

Chris Fitterling made a motion, seconded by David Noll, to approve the minutes of the May 22, 2006 Planning Commission meeting. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

PROPOSED ZONING AMENDMENT RELATED TO PLANNED COMMERCIAL ZONE:

Mark Campbell of HRG and Harry Roth of Roth Consultants were in attendance to familiarize and update the Planning Commission and public on the proposed Zoning Amendment related to a Planned Commercial Zone. This Zoning Amendment would create 2 tiers of shopping centers – a local shopping center (along Rt. 272 and all the C-1 Zones) and regional shopping center (which would occur in the C-2 Zone).

Discussions were held on setbacks from residential units and the size of the parking spaces.

Chris Fitterling made a motion, seconded by Robert Zimmerman, Motion to recommend to the Board of Supervisors the approval of the Zoning Ordinance Amendment changing zoning from C-1 to C-2 and R-2 to C-2. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Paul Wenger made a motion, seconded by Chris Fitterling, to recommend to the Board of Supervisors that the parking space size be 9 x 18. Chairman Schlegel asked if there were any questions or comments. Bob Roggenburg noted that the 10 x 18 space size was determined before SUV's were developed. It was also noted that the smaller the space is made, the more difficult it is when backing out of a space, to see around a large vehicle (SUV, pick-up) parked next to you. A comment was made that SUV back doors are wider than pick-up truck doors. There being no further questions or comments, a roll call vote was taken. Final vote tally was four (4) aye's and three (3) no's. Motion carried.

Chris Fitterling made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the approval of the Zoning Ordinance Amendment for Regional and local shopping centers. Chairman Schlegel asked if there were any questions or comments. In response to a question, it was noted that there will be a fire protection system to specifications. There being no further questions, motion carried.

FOX BROOKE – PRELIMINARY SUBDIVISION PLAN:

John Panizza, President of GENTERRA; Vice President of GENTERRA, Tom Oeste; and Michael Hartman of McCarthy Eng. were in attendance.

Kenneth Sweitzer made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the acceptance of the time extension extending the deadline for action on the Fox Brooke Preliminary Subdivision Plan until October 4, 2006. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Chris Fitterling made a motion, seconded by Paul Wenger, to table the Fox Brooke Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions. There were none. Motion carried.

MITCHELL TRACT FINAL SUBDIVISION/ADD-ON PLAN:

No one was in attendance for this plan.

Chris Fitterling made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the acceptance of the time extension extending the deadline for action on the Mitchell Tract Final Subdivision/Add-On Plan until September 21, 2006. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Chris Fitterling made a motion, seconded by David Noll, to authorize the Planning Commission Secretary to sign the DEP Sewage Facilities Planning Module Component 4A, as completed by Becker Engineering, LLC and reviewed by the Planning Commission. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

David Noll made a motion, seconded by Robert Zimmerman, to table the Mitchell Tract Final Subdivision/Add-On Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

MORGANSHIRE PHASE II & III FINAL SUBDIVISION PLAN:

No one was in attendance for this plan.

Paul Wenger made a motion, seconded by Ken Sweitzer, to table the Morganshire Phase II & III Final Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

RIDGE ROAD TRACT PRELIMINARY SUBDIVISION PLAN:

Kim Graybill of Rettew Associates and Scott Monger were in attendance.

The railroad crossing at Miller Road was discussed. It is important that the developer get a copy of plans to John Nolan of Penn Eastern Railroad.

RIDGE ROAD TRACT PRELIMINARY SUBDIVISION PLAN (CONTINUED):

There was discussion regarding the proposed storm sewer system in Miller Road. Cory Rathman stated that BEL was concerned with the proposed inlet at the upper end of the Miller Road storm sewer system being sumped approximately 1 foot below the proposed roadway elevation. To avoid this hazardous roadway condition, BEL recommended that the applicant revise the plans to reflect the previous type C inlet proposed at this location and request modifications of Sections 506.1.1 and 506.1.2 as they relate to gutter and intersection flow depths, respectively. BEL believes the waiver request is appropriate since the Township intends to make storm sewer system improvements along Miller Road upstream of this location in the future and the gutter flow depths resulting from the proposed Type C inlet increase minimally over ordinance requirements. Kim Graybill then requested waivers of the referenced sections.

David Noll made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the conditional approval of a waiver of Section 506.1.1 and Section 506.1.2 related to runoff flow depth along roadside curbs and across intersections, respectively, subject to providing satisfactory plans and calculations and also provide a fax to the Township making a formal request of the waivers. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

During the discussion, it was noted that approval of the planning module had not been obtained but that the applicant believes they have addressed DEP's outstanding comments. The applicant also stated that the revised planning module had been resubmitted to DEP for review.

Kim Graybill of Rettew requested conditional approval for the plan. Cory Rathman stated that, prior to granting conditional approval, the Township should receive written confirmation from the Pennsylvania Eastern Railroad stating that the proposed improvements within the railroad right-of-way are adequate. Kim stated that he does not believe that is necessary for conditional approval since they had discussions with John Nolan of the railroad and he verbally acknowledged that the proposed improvements were satisfactory. Kim Graybill stated for the record that he believes the Township is holding up the approval of the plan. Cory Rathman reiterated his belief that the Township should wait for written confirmation from the railroad.

Chris Fitterling made a motion, seconded by Ken Sweitzer, to table the Ridge Road Tract Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions or comments. Bob Roggenburg said that there had been some discussion a while back about the width of the road they were going to have and whether there would be curbs and sidewalks and he wanted to know how that came out. Cory Rathman explained that they are widening Miller Road, providing curb, and a storm sewer system. Also, they are providing curb along the proposed cul-de-sac street with no sidewalks and a 24 ft. wide cartway; all of the road frontage is curbed; the cul-de-sac is not curbed. There being no further questions. Motion carried.

ROSE HILL PRELIMINARY SUBDIVISION PLAN:

No one was in attendance for this plan.

Robert Zimmerman made a motion, seconded by Piero Dinnocenzo, to table the Rose Hill Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions. There were none. Motion carried.

WOODCREST RETREAT PHASE 2 PRELIMINARY LAND DEVELOPMENT PLAN:

Dave Mease of Fisher Engineering was in attendance.

Bob Zimmerman made a motion, seconded by Kenneth Sweitzer, to recommend to the Board of Supervisors the approval of a waiver/modification of Sections 5.2107 and 5.213 of the Subdivision and Land Development Ordinance to permit the use of a 24' wide cartway for the improved portion of Woodcrest Road. Chairman Schlegel asked if there were any questions. Bob Roggenburg asked if this would be a dedicated road? Answer: It is built for dedication. Question: Would it be posted for no parking? Answer: That hasn't been discussed as yet. There being no further questions, motion carried.

The need for a guide rail and/or alternatives **along the cul-de-sac** was discussed briefly. **Cory Rathman stated that this issue would be deferred to the Township Traffic Engineer.**

Piero Dinnocenzo made a motion, seconded by Robert Zimmerman, to table the Woodcrest Retreat Phase 2 Preliminary Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

ECTA BOOSTER STATION NO. 1 FINAL SUBDIVISION/LAND DEV. PLAN:

Carrol Ehrhart of Plan B and Randy Henne of CDM were in attendance for this plan.

The applicant is withdrawing the waiver requests for Sections 507.15 and 513.4.

Piero Dinnocenzo made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the granting of approval of a waiver/modification of Section 303.1 of the Subdivision and Land Development Ordinance related to Plan Scale. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Piero Dinnocenzo made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the granting of approval of a waiver/modification of Section 502.12.4 of the Subdivision and Land Development Ordinance related to cartway radii for access drives. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Chris Fitterling made a motion, seconded by Kenneth Sweitzer, to recommend to the Board of Supervisors the granting of approval of a waiver/modification of Section 502.15 of the Subdivision and Land Development Ordinance related to street trees, conditioned upon the applicant providing additional shrubs or plantings along the frontage of the property. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Robert Zimmerman made a motion, seconded by David Noll, to recommend to the Board of Supervisors the granting of approval of a waiver/modification of Section 505.4.7 of the Subdivision and Land Development Ordinance related to illumination of intersection with arterial streets. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Paul Wenger made a motion, seconded by David Noll, to recommend to the Board of Supervisors the granting of approval of a waiver/modification of Section 505.8 of the Subdivision and Land Development Ordinance related to access drive width. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

ECTA BOOSTER STATION NO. 1 FINAL SUBDIVISION/LAND DEV. PLAN (CONTINUED):

Chris Fitterling made a motion, seconded by Piero Dinnoenzo, to recommend to the Board of Supervisors the granting of approval of a waiver/modification of Section 509.2 of the Subdivision and Land Development Ordinance related to the sidewalk location. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Robert Zimmerman made a motion, seconded by Kenneth Sweitzer, to recommend to the Board of Supervisors, the granting of approval of a waiver/modification of Sections 523.2.2 and 523.21.3 of the Subdivision and Land Development Ordinance relative to parkland dedication. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Chris Fitterling made a motion, seconded by Paul Wenger, to recommend to the Board of Supervisors the granting of Conditional Approval of the ECTA Water Booster Pump Station No. 1 Final Subdivision and Land Development Plan subject to the applicant satisfactorily addressing all items identified in the Becker Engineering, LLC. review letter, dated June 19, 2006 and the HRG review letter dated June 22, 2006. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

MARTIN TRACT – FINAL SUBDIVISION/ADD-ON PLAN:

No one was in attendance for this plan.

Farley Fry wanted to know if anyone had taken notice of the skunk cabbage along the road at **the proposed driveway entrance** for this property, as this could be a sign of a wetland area. **Cory Rathman stated that he will pass this information on to Brent Lied of BEL for further consideration.**

Kenneth Sweitzer made a motion, seconded by David Noll, to table the Martin Tract Final Subdivision/Add-on Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

E&J DEVELOPMENT – PRELIMINARY SUBDIVISION PLAN:

No one was in attendance for this plan.

Ken McCrea of the Reamstown Memorial Park Association **expressed** concern about storm water run-off from this site. **Cory Rathman stated that the developer will be required to meet the Stormwater Management Ordinance requirements as they relate to reductions in post development peak flow from the site.** A discussion ensued on storm water run-off.

Paul Wenger made a motion, seconded by Piero Dinnocenzo, to table the E&J Development Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions. There were none. Motion carried.

VILLAGE AT EAST COCALICO:

No one was in attendance for this plan.

Piero Dinnocenzo made a motion, seconded by Robert Zimmerman, to table the Village at East Cocalico Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions. There were none. Motion carried.

PEN-REN SKETCH PLAN:

No one was in attendance for this plan.

MISCELLANEOUS:

The Township Manager, Karen Koncle, made available for viewing a PennDOT Plan for the Ridge Road Bridge Replacement.

There being no further business to come before the Commission, Kenneth Sweitzer made a motion, seconded by Piero Dinnocenzo, to adjourn the meeting at 9:00 p.m. Motion carried.

Respectfully submitted,

Paul Wenger, Secretary