

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 Vice Chairman, Kenneth Sweitzer.

**ATTENDANCE:**

Planning Commission: David Noll, Paul Wenger, Chris Fitterling, Kenneth Sweitzer,  
Robert Zimmerman  
Engineer: Mark Campbell, HRG; Brent Lied, Becker Engineering joined the meeting after  
Mark Campbell left upon completion of the Zoning Map Amendment  
Presentation  
Consultant: Harry Roth  
Township Manager: Karen Koncle  
Visitors: Todd Shoaf, Pioneer Management; Bob Roggenburg; Scott Monger; Mark James  
Grant Smith; Mark Stanley; Kim Fiedler

**APPROVAL OF MINUTES:**

Chris Fitterling made a motion, seconded by Robert Zimmerman, to approve the minutes of the August 23, 2006 Planning Commission Workshop Meeting. Vice Chairman Sweitzer asked if there were any questions. There were none. Motion carried.

Paul Wenger made a motion, seconded by David Noll, to approve the minutes of the August 28, 2006 Planning Commission Meeting. Vice Chairman Sweitzer asked if there were any questions. There were none. Motion carried.

**ZONING MAP AMENDMENT PRESENTATION – MARK CAMPBELL OF HRG:**

Mark Campbell of HRG updated the Planning Commission on the minor technical changes made to the Zoning Map Amendment which had previously been reviewed at the June 26, 2006 Planning Commission meeting. At the August 16, 2006 Board of Supervisors meeting minor technical errors on the map were discussed. The application has been resubmitted and re-advertised. The Lancaster County Planning Commission has reviewed the changes and has recommended approval.

Vice Chairman Sweitzer asked if anyone had any questions or comments. Hearing none, Chris Fitterling made a motion, seconded by David Noll, to recommend to the Board of Supervisors the approval of the Zoning Map Change. Motion carried.

NOTE: At 7:37 p.m. following the completion of the discussion and motion, Mark Campbell of HRG departed and Brent Lied of Becker Engineering arrived.

**FOX BROOKE – PRELIMINARY SUBDIVISION PLAN:**

No one was in attendance for this plan. An informal technical review meeting was held regarding the open space and recreation requirements related to the development; the Township Recreation Board was represented. The recreation area will likely remain where it is presently indicated, but additional features will become part of the plan. The Recreation Board will further evaluate the specifics then respond with additional recommendations.

**FOX BROOKE – PRELIMINARY SUBDIVISION PLAN (CONTINUED):**

Vice Chairman Sweitzer asked if there were any questions or comments on this plan. Hearing none, Paul Wenger made a motion, seconded by Robert Zimmerman, to recommend to the Board of Supervisors the acceptance of the written time extension extending the deadline for action on the Fox Brooke Preliminary Subdivision Plan until February 6, 2007. Motion carried.

Robert Zimmerman made a motion, seconded by Chris Fitterling, to table the Fox Brooke Preliminary Subdivision Plan for the evening. Vice Chairman Sweitzer asked if there were any questions or comments. There were none. Motion carried.

**VILLAGE AT EAST COCALICO – PRELIMINARY SUBDIVISION PLAN:**

No one was in attendance for this plan and no new information.

Robert Zimmerman made a motion, seconded by Paul Wenger, to recommend acceptance of the written time extension extending the deadline for action on the Village of East Cocalico Preliminary Subdivision Plan until October 25, 2007. Motion carried.

Vice Chairman Sweitzer asked if there were any questions or comments on this plan. Hearing none, Chris Fitterling made a motion, seconded by Paul Wenger, to table the Village at East Cocalico Preliminary Subdivision Plan for the evening. Motion carried.

**RIDGE ROAD TRACT PRELIMINARY SUBDIVISION PLAN:**

Scott Monger, Mark James, and Todd Shoaf of Pioneer Management were in attendance.

DEP has approved the planning module, leaving the Miller Road drainage improvements as the most significant outstanding item. The railroad still owes information to the Township and the applicant. A financial agreement between the railroad and applicant is required for the drainage improvements within the existing railroad right-of-way. Brent noted that the Township has been following up with John Nolan of the railroad to continue to push for the required information.

Todd Shoaf of Pioneer Management stated that they have been trying to work with the railroad, but to date have not been able to get a cost estimate from them. There may be a time problem. The applicant is wondering if they are not able to enter into a financial agreement with the railroad in a timely manner, could they enter into an agreement with the Township for the guarantee of the improvements, as they are concerned about the overall time element. They would like to start work on the site improvements and not have to wait for a long time for the cost estimate from the railroad. Brent noted that he felt this is not a planning issue or an issue that should delay conditional approval by the Planning Commission; but instead felt it is more a financial and legal issue, and therefore it is an item for the Board of Supervisors to review and decide.

Todd Shoaf had a question on the swale comment contained in the recent BEL review letter. Initially, they were under the impression that the railroad swale was adequate and now there is a requirement that they improve the swale. Brent stated that he does not feel this is a substantial cost item, since it only involves the portion of the swale downstream of the basin outflow, and once again is something that if necessary can be dealt with at a later date as part of the discussions with the Supervisors.

**RIDGE ROAD TRACT PRELIMINARY SUBDIVISION PLAN (CONTINUED):**

Mr. Shoaf stated that they appreciated the effort and all the work the Township and Engineer put in on behalf of this project.

Vice Chairman Sweitzer asked if there were any further questions or comments. Hearing none, Paul Wenger made a motion, seconded by Robert Zimmerman, to conditionally approve the Ridge Road Tract Preliminary Subdivision Plan, conditioned upon the applicant addressing all items contained in the Becker Engineering, LLC. review letter dated September 25, 2006, to the satisfaction of the Township. Motion carried.

**ROSE HILL PRELIMINARY SUBDIVISION PLAN:**

No one was in attendance for this plan. No new information. In the process of revising plan.

Vice Chairman Sweitzer asked if there were any questions or comments. Hearing none, Chris Fitterling made a motion, seconded by Robert Zimmerman, to table the Rose Hill Preliminary Subdivision Plan for the evening. Motion carried.

**MITCHELL TRACT FINAL SUBDIVISION/ADD-ON PLAN:**

No one was in attendance for this plan.

Do not have sewage facility planning module approval.

Vice Chairman Sweitzer asked if there were any questions or comments. Hearing none, Paul Wenger made a motion, seconded by David Noll, to table the Mitchell Tract Final Subdivision/Add-On Plan. Motion carried.

**MARTIN TRACT (HOLLINGER) FINAL SUBDIVISION/ADD-ON PLAN:**

No one was in attendance for this plan.

Do not have sewage facility planning module approval.

Vice Chairman Sweitzer asked if there were any questions or comments. Hearing none, Chris Fitterling made a motion, seconded by Paul Wenger, to table the Martin Tract Final Subdivision/Add-On Plan for the evening. Motion carried.

**MACMICHAEL MINOR LAND DEVELOPMENT PLAN:**

No one was in attendance for this plan.

This project involves a proposed 7 bay repair station and an automatic car wash at the Al's Exxon site.

They will need HOP approval from PennDOT for the proposed modification to the driveway openings. There are issues with the Authority which will need to be addressed.

It was noted that there had been a discharge of regulated materials on the site; DEP is involved with the apparent on-going cleanup.

**MACMICHAEL MINOR LAND DEVELOPMENT PLAN (CONTINUED):**

Brent Lied will contact the applicant's engineer, but assumes they are currently evaluating and attempting to address the comments contained in the engineering review letters.

Vice Chairman Sweitzer asked if there were any questions or comments. Bob Roggenburg asked if there were two water lines coming in off of Rt. 272? Brent Lied responded that one water service comes to their site and another service line goes to the adjacent park. The Authority needs to review the plan formally and then clarification will be made.

The plan indicates that the car wash uses a recycling system. The authority will review the details related to this system.

Hearing no further questions or comments, Robert Zimmerman made a motion, seconded by David Noll, to table the MacMichael Minor Land Development Plan for the evening. Motion carried.

**E & J DEVELOPMENT PRELIMINARY SUBDIVISION PLAN:**

No one was in attendance for this plan. No new information.

Waiting for Zoning Hearing Board meeting in October.

Vice Chairman Sweitzer asked if there were any questions or comments. Hearing none, Chris Fitterling made a motion, seconded by Paul Wenger, to table the E&J Development Preliminary Subdivision Plan for the evening. Motion carried.

**WOODCREST RETREAT PHASE 2 PRELIMINARY LAND DEVELOPMENT PLAN:**

No one was in attendance for this plan. No new information. Applicant still dealing with Authority on resolving the concerns related to the use of an on-lot well in proximity to the Authority's wells.

Vice Chairman Sweitzer asked if there were any questions or comments. Hearing none, Paul Wenger made a motion, seconded by Chris Fitterling, to table the Woodcrest Retreat Phase 2 Preliminary Plan for the evening. Motion carried.

**PEN-REN SKETCH PLAN:**

No one was in attendance for this plan. No new information. Applicant is appealing the Zoning Hearing Board's decision.

**OTHER ITEMS:**

**BRUNNERS GROVE RD. PROPERTY:** The flyer for the public sale on the property on Brunner's Grove Road/Rt. 897 was discussed. It was reported that the Township Zoning Officer has sent a letter to the auctioneer informing them of the errors and/or misleading information contained on the flyer.

**HOLLINGER PROPERTY BED & BREAKFAST AT 741 WHITE OAK ROAD:** Brent Lied reported that the Zoning Hearing Board recently approval a Bed & Breakfast at the Hollinger property at 741 White Oak Road. The Township Solicitor has verified that a Subdivision and Land Development Plan is not required based on the nature of the project.

**OTHER ITEMS (CONTINUED):**

DRAFT DRIVEWAY ORDINANCE: Brent Lied and Scott Russell have been working on a draft driveway ordinance, which should be distributed shortly.

FORMER ZINN'S PARK: Ken Sweitzer said that he had heard that someone intends to reopen the park for next year. Bob Roggenburg said that he was told that 2 years ago.

2007 CALENDAR: The calendar for 2007 was distributed. The members present had no problems with the dates.

Vice Chairman Sweitzer asked if there were any further questions or comments.

There being no further business to come before the Planning Commission, Chris Fitterling made a motion, seconded by Paul Wenger, to adjourn the meeting at 8:20 p.m. Motion carried.

Respectfully submitted,

Paul Wenger, Secretary