

DRAFT

Meeting minutes from the East Cocalico Township Planning Commission Workshop Meeting held on December 13, 2006 at 7:30 p.m. in the Municipal Building, 100 Hill Rd., Denver, PA 17517.

ATTENDANCE:

Planning Commission: Piero Dinnocenzo; Chris Fitterling; G. Sidni Schlegel;
Kenneth Sweitzer; Paul Wenger;
Recreation Board: Rick Bates
Engineer: Brent E. Lied, P.E., Becker Engineering, LLC.
Township Manager: Karen Koncle
Township Zoning Officer: Connie Flasher (attended a portion of the meeting following the adjournment of the Zoning Hearing Board meeting)
Visitors: Eric Brinser (Rettew Associates), John Roche, P.E. (Fisher Engineering),
Davie Mease (Fisher Engineering), Mark McCollom,

MITCHELL TRACT – FINAL SUBDIVISION/ ADD-ON PLAN: (Conditionally Approved)

- The plan was conditionally approved by the Board of Supervisors on November 1, 2006, conditioned upon the applicant addressing all the items contained in the Becker Engineering, LLC. review letter dated October 30, 2006, to the satisfaction of the Township. Note: As discussed at the November Planning Commission meeting, the applicant has indicated that adjustments are necessary to the plan since one of the participants in the subdivision has withdrawn interest. Applicant intends to discuss the proposed changes with the Zoning Hearing Board on December 13, 2006. (Connie Flasher reported that the ZHB agreed that the proposed change is consistent with the original decision.)

FAMILY PLACE PROPERTIES – ANNEXATION PLAN: Deadline: January 28, 2007

- No New Plan Submission (BEL issued a review letter dated November 16, 2006. A technical review meeting was held with the applicant's consultant on December 5, 2006.)
- Plan Requirements
- Sewage Facilities Planning Module Exemption (BEL recommends that a motion be made to authorize the Planning Commission Secretary to sign the DEP Planning Module, "Request for Planning Waiver & Non-Building Declaration, Section D. – Planning Agency Concurrence.")
- Waivers (Section 301.3.1. - Significant Topographic Features, Section 301.3.3. - Existing Features within 200', Sections 502.3., 502.10, and 510.6. – Improvements to Existing Roads, Street Right-of-way and Cartway Widths, and Shoulder Improvements.)
- LCPC Comments
- Certifications
- **RECOMMENDED ACTION:** Action on Waivers, Table.
- **FORMAL ACTION TAKEN:** Ken Sweitzer made a motion, seconded by Chris Fitterling to authorize the Planning Commission Secretary to sign the DEP Planning Module, "Request for Planning Waiver & Non-Building Declaration, Section D. – Planning Agency Concurrence". The motion unanimously passed.

McCOLLOM – ANNEXATION PLAN:

Deadline: January 28, 2007

- No New Plan Submission (BEL issued a review letter dated November 16, 2006.)
- Plan Requirements
- Curb and Sidewalk Requirements (David Mease and John Roche made a brief presentation summarizing the findings from their evaluation related to the potential requirement of curbing and sidewalk. The Planning Commission indicated that they would give further consideration to the overall issue, and the specific concerns noted as part of Fisher’s evaluation. The Planning Commission will also request additional feedback from Scott Russell.)
- Sewage Facilities Planning Module Exemption (Since the Board of Supervisors need to action on the exemption request, BEL recommended that Planning Commission be prepared to consider the a motion to authorize the Planning Commission Secretary to sign the DEP Planning Module, “Request for Planning Waiver & Non-Building Declaration, Section D. – Planning Agency Concurrence” at the upcoming regular meeting.)
- Waivers (Section 301.3.3. – Significant Topographic Features, Section 301.3.3 – Wetlands)
- LCPC Comments
- Certifications
- RECOMMENDED ACTION: Table.

GINGRICH – MINOR SUBDIVISION:

Deadline: January 28, 2007

- Initial Plan Submittal (BEL discussed the draft review letter with the Planning Commission. Based on the discussions the draft letter will be updated and formally issued.)
- Zoning (Zoning Officer has issued a letter indicating that the proposed flag lot does not meet the Zoning Ordinance criteria for flag lots.)
- Plan Requirements
- Waivers
- Stormwater Management and Grading
- Recreation and Open Space Requirement
- Sewage Facilities Planning Module
- LCCD Approval (Erosion and Sedimentation Control Plan and NPDES Permit)
- LCPC Comments
- Certifications
- RECOMMENDED ACTION: Reject, unless a time extension is received.

FOX BROOKE SUBDIVISION – PRELIMINARY PLAN:

Deadline: February 6, 2007

- No New Plan Submittal (Last Updated Plan Submittal Received on August 24, 2006. BEL attended a technical review meeting the applicant’s engineer on October 11, 2006.)
- Plan Requirements
- Lot Grading
- Waivers
- Environmental Permitting
- Traffic (TIS, Swartzville Road/897 roadway improvements, connector road to Village of East)
- PennDOT Highway Occupancy
- Stormwater Management
- Riparian Buffer
- Floodplain (ZHB approval required)
- Recreation Area (Meeting was held to discuss recreation area and associated improvements)
- ECTA Issues (Water/Sanitary Sewer)

- Developer attended a joint meeting with owners/consultants of Village of East Cocalico, and Rose Hill. (Follow-up meeting scheduled for December 19, 2006 with the Township/ECTA)
- Home Owners Association Documentation
- RECOMMENDED ACTION: Table.

WOODCREST RETREAT II – PRELIMINARY PLAN:

Deadline: February 8, 2007

- Updated Plan Submitted (BEL discussed the draft review letter with the Planning Commission. Based on the discussions the draft letter will be updated and formally issued.)
- Plan Requirements
- ECTA/CDM Review of Public Sewer design
- Water Service
- Emergency Access Agreement
- Note: Sewage Facilities Planning Module was approved by DEP.
- RECOMMENDED ACTION: Table.

RIDGE ROAD – FINAL PLAN:

Deadline: February 18, 2007

- Initial Plan Submission – Note: The Preliminary Plan was conditionally approved by the Board of Supervisors on October 4, 2006. (BEL discussed the comments contained in the current draft review letter with the Planning Commission. Based on the discussions the draft letter will be updated and formally issued.)
- Plan Requirements
- Sewage System on Lot 1 (The system is failing and needs to be replaced per the Township SEO.)
- Financial Security/Improvement Guarantee Agreement
- Recreation Fee In-lieu-of Land Dedication (An appraisal shall be provided to determine the require fee.)
- LCPC Comments
- Certifications
- RECOMMENDED ACTION: Conditional Approval

ROSE HILL – PRELIMINARY PLAN:

Deadline: February 20, 2007

- No New Formal Preliminary Plan Submittal (The last informal review meeting related to the revised Concept Plan was held on July 18, 2006.)
- Village Overlay Zoning Requirements
- Waivers
- Plan Requirements
- Lot Grading
- Environmental Permitting (Wetlands/PNDI)
- Traffic (TIS, roadway improvements)
- Stormwater Management
- Riparian Buffer
- Recreation Report - Recreation Area/Fee In-Lieu-Of
- Sewage Facilities Planning Module or Exemption
- Sanitary Sewer/Water (ECTA approval required)
- Fiscal Impact Report
- Fire Marshal Review
- ECTA Well Site
- LCCD Approval (Erosion and Sedimentation Control Plan and NPDES Permit)

- LCPC Comments
- Adamstown Borough & Brecknock Township, Comments/Plan Processing
- Developer attended a joint meeting with owners/consultants of Fox Brooke, and Village of East Cocalico. (Follow-up meeting scheduled for December 19, 2006 with the Township/ECTA)
- Home Owners Association Documentation
- Certifications
- RECOMMENDED ACTION: Table

MacMICHAEL – MINOR LAND-DEVELOPMENT PLAN:

Deadline: February 24, 2007

- No New Plan Submission (BEL issued review letter dated September 14, 2006)
- Plan Requirements
- PennDOT Highway Occupancy (Technical review meeting held with HRG)
- Grading/Stormwater Management
- Recreation and Open Space
- Waiver (Clear Sight Triangle)
- Sewage Facilities Planning Module or Exemption
- Sanitary Sewer/Water (ECTA approval required)
- LCCD Approval (Erosion and Sedimentation Control Plan and NPDES Permit)
- LCPC Comments
- Improvement Guarantee Agreement/Financial Security
- Certifications
- RECOMMENDED ACTION: Table.

E&J DEVELOPMENT – PRELIMINARY PLAN:

Deadline: March 7, 2007

- No New Plan Submission
- Plan Requirements
- Lot Grading/Stormwater Management
- Environmental Permitting (Wetlands/PNDI)
- Traffic (TIS, roadway improvements)
- PennDOT Highway Occupancy
- Riparian Buffer (Note: Applicant obtained a Zoning Hearing Board decision granting partial relieve from the riparian buffer requirements.)
- Recreation Report - Recreation Area
- Sewage Facilities Planning Module or Exemption
- Sanitary Sewer/Water (ECTA approval required)
- Fiscal Impact Report
- Fire Marshal Review
- LCCD Approval (Erosion and Sedimentation Control Plan and NPDES Permit)
- LCPC Comments
- Certifications
- RECOMMENDED ACTION: Table.

VILLAGE AT EAST COCALICO – PRELIMINARY PLAN:

Deadline: October 25, 2007

- No New Plan Submission (Note: PennDOT issued a HOP review letter.)
- Plan Requirements
- Block Length
- Stormwater Drainage

- Traffic Issues
- Emergency/Secondary Access (HOP Plan submitted to PennDOT.)
- Recreation Area
- Developer attended a joint meeting with owners/consultants of Fox Brooke, and Rose Hill. (Follow-up meeting scheduled for December 19, 2006 with the Township/ECTA)
- RECOMMENDED ACTION: Table

ECTA/WELL F – PRELIMINARY/FINAL PLAN:

Deadline: February 18, 2007

- Initial Plan Submittal (BEL discussed the draft review letter with the Planning Commission. Based on the discussions the draft letter will be updated and formally issued.)
- Zoning (A variance was approved by the ZHB)
- Access Agreement
- Plan Requirements
- Waivers of SALDO Requirements (Preliminary Plan Process, Plan Scale, Financial Security, Improvement Guarantee/Memorandum of Understanding, Street Tree Location, Parkland Dedication, and Fees and Charges)
- Waivers of Stormwater Management Ordinance Requirements (Stormwater Management Agreement, Basin Embankment Slope, Freeboard for Emergency Spillway)
- Stormwater Management and Grading
- Sewage Facilities Planning Module Exemption
- LCCD Approval (Erosion and Sedimentation Control Plan and NPDES Permit)
- LCPC Comments
- Certifications
- RECOMMENDED ACTION: Action on SALDO Waivers, Table.

ROSE HILL/ADAMSTOWN – REVISED FINAL PLAN:

Deadline: TBD

- Initial Plan Submission (Note: The applicant has requested that East Cocalico waive the formal review of this plan and defer to Adamstown Borough. Eric Brinser of Rettew was present to provide a brief overview of the purpose of the revised plan and the reason for its recent submittal to East Cocalico Township.)
- Lot Configuration (A general discussion was held regarding the shape of several of the revised lots. Some concern was expressed regarding the unconventional shape of Lot 18, which will now be entirely in Adamstown Borough.)
- Temporary Cul-de-sacs (construction standards, ownership, maintenance, etc.)
- RECOMMENDED ACTION: *(To be determined based on discussion at the regular meeting.)*

BRIEFING/GENERAL DISCUSSION ITEMS

- Adamstown Veterinary Hospital Stormwater Management Plan (Plan was conditionally approved by Board of Supervisors)
- Kasun Subdivision
- WICU- Phases 5 and 7A (Brent noted that a meeting was recently held with the owner to discuss the status of this project.)
- Stony Run Land Development (BEL is awaiting additional information related to the pending construction revisions)
- Zoning Ordinance Amendment related to Horse Boarding, Auto Sales and Signage.
- Amending the Driveway, Street Opening and Pavement Cut Ordinance.
- Stevens Court – West Cocalico Township

- ECT Codification
- ECTA Well M (Project Update)

Note: Brent Lied of BEL was excused from the meeting prior to the following discussion.

- Regional Comprehensive Plan Updated (Karen distributed information to Planning Commission for review and discussion.)

There being no further business, the meeting was adjourned at ??:?? p.m.