

Meeting Minutes for the East Cocalico Township Planning Commission Meeting held on December 18, 2006 at 7:30 p.m. in the Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Planning Commission: Piero Dinnocenzo; Chris Fitterling; G. Sidni Schlegel; Kenneth Sweitzer; Robert Zimmerman; Paul Wenger
Engineer: Brent Lied, P.E., Becker Engineering, LLC
Zoning Consultant: Harry Roth, RothPlan
Visitors: Mark James, James Henke, Michael Hartman, Gene Heft, Carrol Ehrhart, Todd Shoaf, John Snyder, David Mease, Steve Boner, Mark McCollom, George Wagner, David Hollinger, Harold Noll

APPROVAL OF MINUTES:

Piero Dinnocenzo made a motion seconded by Kenneth Sweitzer, to approve the minutes of the November 8, 2006 Planning Commission Workshop meeting. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Kenneth Sweitzer made a motion seconded by Paul Wenger, to approve the minutes of the November 20, 2006 Planning Commission meeting. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

REGIONAL COMPREHENSIVE PLAN UPDATE:

Harry Roth, RothPlan, Zoning Consultant, presented this update.

This is a companion to the rezoning that was recently approved by Board of Supervisors. The Municipal Planning Code requires that local zoning ordinances and comprehensive plans be generally consistent. Our goal to this point has been to make them identical. The zoning has been approved. Mr. Roth explained the zoning changes on the map. Where the dark area on the map is designated for commercial land use and the pink area is high density land use. It changes the zoning from high density residential to commercial. This is to make it consistent with the rezoning which has already taken place. Mr. Roth has not heard back from Frank Behlau of the Lancaster County Planning Commission as to if he will review it since it already has been through the reviews. If the LCPC does review it, that will come before the Board of Supervisors takes action. It has already been approved by some municipalities. This change will only become effective when every municipality within the region makes the change. If for some reason one municipality does not agree to change the map it will not change. Mr. Roth has not heard any problems with it other than the procedures are cumbersome. Denver Borough has approved it. West Cocalico Township and Adamstown Borough are in the process. When the regional comprehensive plan was developed the municipalities were allowed to allocate all of the land uses across the region. East Cocalico has really carried most of the growth in the comprehensive plan.

Piero Dinnocenzo made a motion seconded by Kenneth Sweitzer to recommend to the Board of Supervisors to adopt a resolution amending the Official Cocalico Region Strategic Comprehensive Plan, East Cocalico Township, Lancaster County, Pennsylvania by revising the future land use designation for approximately 5,422 acres located on the southeasterly side of T-700, known as North Reamstown Road and the southwesterly Side of State Route 1040 known as Spur Road, also known as Colonel Howard Boulevard in East Cocalico Township from High Density Residential to Highway Commercial. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

At 7:39 Harry Roth left.

At 7:40 Brent Lied, entered.

FAMILY PLACE PROPERTIES ANNEXATION PLAN:

David Hollinger and James Henke of Pioneer Management were in attendance for this plan.

Piero Dinnocenzo made a motion seconded by Robert Zimmerman, to recommend to the Board of Supervisors approval of a waiver/modification of Section 301.3.1 of the Subdivision and Land Development Ordinance related to showing significant topographic features beyond those currently depicted on the plan. 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 approval of a waiver/modification of Section 301.3.3 of the Subdivision and Land Development Ordinance related to showing existing features on, or within 200' of the subject property. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Kenneth Sweitzer made a motion seconded by Robert Zimmerman, to recommend to the Board of Supervisors approval of a waiver/modification of Sections 502.3, 502.10 and 510.6 of the Subdivision and Land Development Ordinance related to improving or widening the existing Township roadways and shoulders abutting the property. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

And

Piero Dinnocenzo made a motion seconded by Robert Zimmerman, to recommend to the Board of Supervisors conditional approval of the Family Place Properties Annexation Plan, conditioned upon the applicant addressing all items contained in the Becker Engineering, LLC review letter dated November 16, 2006, to the satisfaction of the Township. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

MCCOLLOM ANNEXATION PLAN:

Mark McCollom and David Mease of Fisher Engineering were in attendance for this plan.

There was discussion on the curb and sidewalk improvements. Scott Russell, Transportation Engineer from HRG, will look at it and determine minimum lane width from center line to possible curb. Mr. McCollom expressed his concern over the impact of the curbing and sidewalk. He requests as the Planning Commission makes a decision to consider factors including the historic nature of the property, financial hardship, and personal maintenance. The Transportation Engineer should respond prior to the workshop to have information available at the workshop.

Kenneth Sweitzer made a motion seconded by Robert Zimmerman to authorize the Planning Commission Secretary to sign the DEP Planning Module, "Request for Planning Waiver & Non-Building Declaration, Section D. – Planning Agency Concurrence". 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 rejection of the McCollom Annexation Plan unless a written time extension is received. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

GINGRICH MINOR SUBDIVISION PLAN:

Michael Hartman of McCarthy Engineering was in attendance for this plan.

There was discussion on the comments from the Zoning Officer regarding the plans use of flag lots. The Zoning Officer's interpretation is that the flag lot proposed as part of this project does not meet the flag lot criteria as outlined in the Zoning Ordinance. Mr. Hartman expressed that he felt the use of flag lots as depicted on this plan where appropriate, since the layout was preserving natural features such as the trees. The Planning commission explained that the intent of the ordinance is to protect unique natural features, cultural features, or productive farmland, which is not present in this plan.

Chris Fitterling made a motion seconded by Paul Wenger to recommend to the Board of Supervisors the rejection of the Gingrich Minor Subdivision Plan unless a written time extension is received. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

FOX BROOKE PRELIMINARY SUBDIVISION PLAN:

No one was in attendance for this plan.

Paul Wenger made a motion seconded by Chris Fitterling to recommend to the Board of Supervisors the rejection of the Fox Brooke Preliminary Subdivision Plan unless a written time extension is received. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

WOODCREST RETREAT PHASE 2 PRELIMINARY LAND DEVELOPMENT PLAN:

David Mease of Fisher Engineering was in attendance for this plan.

Kenneth Sweitzer made a motion seconded by Chris Fitterling to table the Woodcrest Retreat Phase 2 Preliminary Land Development Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

RIDGE ROAD TRACK FINAL SUBDIVISION PLAN:

Mark James and Todd Shoaf of Pioneer Management, LLC were in attendance for this plan.

One of the key items discussed was comment five of the Becker Engineering letter regarding the status on the existing on-lot sewer system at the farm house. Todd Shoaf indicated that they are currently working on resolving that issue with Township's Sewage Enforcement Officer.

Piero Dinnocenzo made a motion seconded by Paul Wenger to recommend to the Board of Supervisors to conditionally approve the Ridge Road Tract Final Subdivision Plan conditioned upon the applicant addressing all items contained in the Becker Engineering, LLC review letter dated December 18, 2006, to the satisfaction of the Township. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

ECTA WELL-F FINAL SUBDIVISION/LAND DEVELOPMENT PLAN:

Carol Earhart of Plan B, Eugene Heft, George Wagner, and Harold Noll were in attendance for this plan.

Ms. Earhart explained the plan and some of the challenges in developing it. Such as the storm water discharge, which needs to initially meet the existing grade and then also be able to tie into the future Zimmerman development when and if it proceeds.. It needs to be designed to work now and in the future. There is an easement with the fire company to allow access through their property. For the transportation improvements or future roadway layout and grading, the engineers for the Zimmerman property need to contact her by Friday so their input can be attempted to be included in the plan, otherwise to meet deadlines the plan will have to depict the best estimate as to the future development improvements. Minimal lighting is planned since it will be in the middle of a development.

Kenneth Sweitzer made a motion seconded by Piero Dinnocenzo to recommend to the Board of Supervisors the approval of a waiver/modification of Section 201, and related sections, of the Subdivision and Land Development Ordinance authorizing the submission of a Final Plan meeting all Preliminary and Final Plan requirements. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Robert Zimmerman made a motion seconded by Paul Wenger to recommend to the Board of Supervisors the 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.

Chris Fitterling made a motion seconded by Kenneth Sweitzer to recommend to the Board of Supervisors the approval of a waiver/modification of Section 303.6.11 and 402 of the Subdivision and Land Development Ordinance related to financial security. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Piero made a motion seconded by Chris Fitterling to recommend to the Board of Supervisors the approval of a waiver/modification of Section 303.6.13 of the Subdivision and Land Development Ordinance related to requirements associated with Improvement Guarantee Agreement and Memorandum of Understanding. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

Piero Dinnocenzo made a motion seconded by Kenneth Sweitzer to recommend to the Board of Supervisors the approval of a waiver/modification of Section 518.3 of the Subdivision and Land Development Ordinance related to street trees in order to authorize the planting of the street trees along the minimum building setback line instead of the right-of-way. 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 the approval of a waiver/modification of Section 523.2.2 and 523.2.3 of the Subdivision and Land Development Ordinance related to parkland dedication. 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 approval of a waiver/modification of Section 706 of the Subdivision and Land Development Ordinance related to fees and charges associated with plan processing. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

It was noted by Brent Lied that action on the waivers related to the Stormwater Management Ordinance should be delayed until further discussions are held relative to the stormwater design approach.

Chris Fitterling made a motion seconded by Robert Zimmerman to table the ECTA-Well F Final Subdivision/Land Development Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

ROSE HILL PRELIMINARY SUBDIVISION PLAN:

John Snyder of Rettew was in attendance for this plan.

Kenneth Sweitzer made a motion seconded by Chris Fitterling to table the Rose Hill Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

MACMICHAEL MINOR LAND DEVELOPMENT PLAN:

No one was in attendance for this plan.

Piero Dinnocenzo made a motion seconded by Paul Wenger to table the MacMichael Minor Land Development 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.

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

VILLAGE OF EAST COCALICO PRELIMINARY SUBDIVISION PLAN:

No one was in attendance for this plan.

Chris Fitterling made a motion seconded by Paul Wenger to table the Village at East Cocalico Preliminary Subdivision Plan for the evening. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

ROSE HILL (ADAMSTOWN PORTION) REVISED FINAL SUBDIVISION PLAN:

John Snyder of Rettew was in attendance for this plan.

The proposed cul-de-sacs to be located in East Cocalico Township, but accessed through Adamstown Borough, were discussed. The issues related to maintenance and financial security for the cul-de-sacs were also a concern. The intention of the cul-de-sacs is that they are temporary and remain in place only until the other phases of Rose Hill within East Cocalico are developed. Per notation on the current plan, after five years by Adamstown Borough ordinance they will not be considered temporary and will need to build to permanent standards (paved to full diameter, curbing, etc.). Rose Hill and their consultant have requested that East Cocalico Township approve waiver of the standard plan processing requirements, since most of the plan is in Adamstown Borough and only the cul-de-sacs and a small portion of one lot impact East Cocalico.

Chris Fitterling made a motion seconded by Piero Dinnocenzo to recommend to the Board of Supervisors the waiving of the plan processing for the Revised Final Subdivision & Land Development Plans for Lots 17, 18, 43 and 44 of Rose Hill Farms (Adamstown Portion), conditioned upon the applicant addressing all issues concerning financial security, maintenance, and ownership of the two cul-de-sacs to the satisfaction of the Board of Supervisors. Chairman Schlegel asked if there were any questions or comments. There were none. Motion carried.

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

Respectfully submitted,

Paul Wenger, Secretary