

**MEETING MINUTES**

**DATE:** July 19, 2010

**SUBJECT:** East Cocalico Township Transportation Impact Fee Advisory Committee

**LOCATION:** East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517

**ATTENDEES:**

<b>NAME</b>	<b>COMPANY</b>	<b>PHONE</b>	<b>E-MAIL</b>
Louis Hurst	TIF Advisory Committee		
Paul Keller	TIF Advisory Committee		
Sean Killen	TIF Advisory Committee		
Marcia Martin	TIF Advisory Committee		
David Lutz	TIF Advisory Committee		
May Roth	TIF Advisory Committee		
Shad Sahn	TIF Advisory Committee		
Jamie Sweigart	TIF Advisory Committee		
Mark Hiester	East Cocalico Township		
Brent Lied	Becker Engineering		
Dan Santoro	Delta Development Group, Inc.		
Matt Radinovic	Herbert, Rowland & Grubic, Inc.		
Christopher May	Herbert, Rowland & Grubic, Inc.		

The purpose of the meeting was to review the residential and non-residential parcel by parcel projections. The following is a summary of significant comments made at this meeting:

1. Meeting minutes for the Advisory Committee Meeting of June 21, 2010 were approved by unanimous vote with motion by Louis Hurst and second by David Lutz.
2. The committee reviewed the parcel by parcel projection of where future residential development is anticipated within the Township. The future location of residential growth was based on current zoning and existing open area for development. The projection of dwelling units per each selected parcel was based on the developable acreage (total lot acreage was reduced to account for wetlands, riparian buffers, and railway buffers based on general review of GIS data) of each parcel less an additional 15% of the acreage to account for typical future development infrastructure (roadways, stormwater, etc.). The number of potential dwelling units per parcel was developed based on the net acreage and the zoning of the parcel. The committee previously decided (Bullet 6 June 21, 2010 Meeting Minutes) on a total of 1,320 projected dwelling units over the next 25 years. When subtracting the 959 units that have plan approval or plan review

status this leaves 361 units left to be plotted on a parcel basis. During the plotting of projected units, the project team identified potential parcels and added the future units without stopping at the cap of 361 additional units. This led to an identification of 725 additional units (1,684 total units). This was done such that the committee could review various parcels, and determine if one parcel was considered more likely for development than another while knowing the anticipated number of units each respective parcel could contain. The committee decided that the parcels selected were reasonable and that a revised residential projection of 541 additional units (1,500 total units) was feasible for the 25 year projection. The committee decided not to remove any of the projected future parcels but to reduce the growth projected for certain parcels.

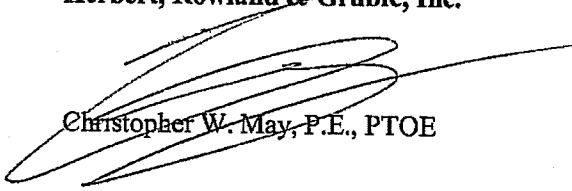
3. While evaluating and discussing the parcel by parcel projections the TIA Committee was informed by the consultants that the units will need to be assigned to specific parcels to facilitate future traffic modeling, although the more important question would be "are the units distributed in the proper general area?" In many cases it is not as important to debate and/or determine which specific parcel will be developed, but rather that it is likely that a particular number of units will be developed in that general area of the Township and therefore will have a certain impact on the roadway network.
4. The committee reviewed the parcel by parcel projections where future retail and office growth is anticipated to occur. Previously the committee decided on a range between 130,000-150,000 square feet of retail and 87,500 square feet of office space for future growth above and beyond the planned growth that already has plan approval or plan review status. The committee concurred with the parcel by parcel projection of retail and office growth with the following exceptions:
  - A. Revise the Black Horse Properties parcel to reflect 30,000 sq.ft. of retail
  - B. Revise the Wolf and Witmer parcels each to reflect 10,000 sq.ft. of retail
  - C. Spread the remaining 20,000 sq.ft. of retail after changes in A. and B. above to the adjacent Epting property (PA Route 0272 and Kurtz Road) or on the east side of PA Route 0272 between Kurtz Road and Col. Howard Blvd.
5. Items that will be discussed at next months meeting are as follows:
  - A. Review of parcel by parcel projections for industrial development. It was noted that it appears the initial projection for the next 25 years, may be on the high side and require a reduction. It was noted that future industrial development will likely be of a different scale than the past due to limitations on the availability of large parcels capable of accomodating large scale facilities such as SuperValu, Pepperidge Farms, Four Seasons, and Henry Schein.
  - B. Discussion on draft Land Use Assumptions Report.

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We believe these minutes accurately reflect the items discussed during the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Respectfully submitted,

**Herbert, Rowland & Grubic, Inc.**



Christopher W. May, P.E., PTOE

MJR/CWM/aw

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c: All Attendees