

Lower Heidelberg Township  
Planning Commission Minutes  
Monthly Meeting  
February 10, 2014

The Lower Heidelberg Planning Commission's regularly scheduled meeting was held at the Lower Heidelberg Township Building on the above date.

Present were: Chairman Michael Levan, Vice Chairman Neal Nevitt and Members William Moser and Ronald Limpus. Also attending were Solicitor Ryan Jennings and Engineers Ryan Rhode (GVC), Glenn Neuhs (SSM) and Pamela Stevens (SDE). Absent was Member David Seip.

The Chairman called the meeting to order at 7:08 p.m. The minutes for the January 13, 2014 regular meeting and the January 29, 2014 workshop meeting were reviewed. **On Motion** by Mr. Limpus, second by Mr. Levan, to approve the minutes of January 13, 2014 and January 29, 2014. Motion passed unanimously.

**Green Valley Dental SD & LD – Preliminary/Final Review**

Greg Bogia presented for the applicant. The plan shows a 1 ½ acre lot being subdivided from the existing Stereo Barn parcel, and a proposed 2,000 square foot building to be constructed on the new lot. The SSM review letter of February 7, 2014 was discussed. Mr. Bogia said that there were just a few items that he wanted to discuss with the Planning Commission before the applicant seeks a Conditional Use approval. Mr. Levan stated that at the recent workshop the Planning Commission discussed stormwater issues relating to the plan; the Commission is concerned because the site is small, and trees will need to be removed, mostly from the proposed parking area. If the applicant is replacing the trees, it could help to remediate some of the water issues on the site. Mr. Bogia said there is a plan for the trees, shown on page five of the plan set. Mr. Rhode noted that the storm water issues still need to be resolved. He would like to meet with the designer to go over the stormwater report. There are some design elements that are missing some information; there are questions on the release rates and maximum water depths. Mr. Levan asked if the additional trees will help with this issue. Mr. Rhode said they will help with stabilization issues. Water flows to the site from two different locations. The first is from the swale at the bank on Route 422. The second is from the rear of the site, from the detention bank. The water flows all around the existing Stereo Barn parcel. Mr. Levan asked if there are any stormwater improvements at the lower end of the church property. Mr. Rhode said not at this time; it is on the previously approved plan, but they have not proceeded with the plan. Their proposed plan would not discharge to this facility. Mr. Levan asked if the church has contacted the township about proceeding with their plan. Mr. Nevitt said there are no immediate plans for them to proceed. Mr. Moser asked how the delay with the church plan will affect the applicant's project; Mr. Rhode replied it would have minimal effect.

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Mr. Neuhs noted that wooded areas will need to be protected. In the past the Township has allowed developers to take down trees if they are replaced with additional plantings. Mr. Levan said the applicant should arrive at a percentage of trees that will be removed. Mr. Neuhs said the Zoning Officer will have to approve the percentage of trees allowed to be removed; if the ordinance states 50% can be removed, but they remove 70%, the applicant must replace the 20% over the allowance.

Mr. Neuhs noted that one of the outstanding issues is wider aisles behind the parking spaces. The previous plan showed a proposal to widen the driveway at Route 422; the revised plan does not show it being widened. It is at 19' which does not meet the standard of 24'. Since the applicant will need PennDOT approval, the driveway should be widened to 24'. Mr. Rhode said the expansion of the existing use will then require PennDOT permits. Mr. Bogia will start exploring this with PennDOT.

Mr. Neuhs said that in regard to the Conditional Use application, there will need to be a lighting plan, and architectural renderings submitted with the application. There are landscaping and set back issues, which can be addressed with the Board of Supervisors if they are inclined. There is some leeway with these decisions because the property is in the Route 422 Overlay District.

Mr. Levan asked how the applicant will know which items will need to be addressed through zoning and which will be through the Board. Mr. Neuhs said he will not know until he goes to the Board of Supervisors for the Conditional Use hearing and finds out if the Supervisors are willing to grant relief from the zoning issues. Mr. Levan asked if the engineers had any other items for discussion. Mr. Rhode said his main concern is the stormwater issue; the applicant also needs outside agency approvals, including the driveway entrance permit from PennDOT. Mr. Moser questioned whether the existing billboard is on the dental practice property or the Aluminum Alloys parcel. Mr. Bogia said he will have to get back to the Township on that, as he was not sure. Mr. Neuhs said there should be an existing easement. Ms. Stevens said that there were no pressing issues from her end that could not be resolved. Mr. Bogia commented that the next step will be to go to the Conditional Use hearing, and he is clear on what he has to do.

**Time Extensions**

**On Motion** by Mr. Levan, second by Mr. Nevitt, that the Planning Commission recommends that the Board of Supervisors approve the extension request for the **Green Valley West** project, extending the review period to May 19, 2014. Motion carried unanimously.

**On Motion** by Mr. Limpus, second by Mr. Moser, that the Planning Commission recommends that the Board of Supervisors approve the extension request for the **Brown Subdivision**, extending the review period to June 16, 2014. Motion carried unanimously.

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**On Motion** by Mr. Levan, second by Mr. Limpus, that the Planning Commission recommends that the Board of Supervisors approve the extension request for the **Timberlake Phase 2 Lot 9 Subdivision**, extending the review period to June 16, 2014. Motion carried unanimously.

**Other Business**

Mr. Levan announced that the next Planning Commission workshop will be held on Wednesday, February 26<sup>th</sup> at 7:00 p.m., at the Township Building. Mr. Nevitt asked Mr. Rhode to see if there were any other sections of the SALDO that the Commission should review.

Mr. Levan asked for any other public comments; there were none.

**Adjournment**

**On Motion** by Mr. Levan, second by Mr. Limpus, to adjourn at 7:35 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Conners, Recording Secretary

Approved on: March 10, 2014