

Lower Heidelberg Township  
Planning Commission Minutes

Monthly Meeting

Monday, July 14, 2014

The Lower Heidelberg Planning Commission regularly scheduled meeting was held on the above date. Chairman Michael Levan, Vice Chairman Neal Nevitt and Member William Moser were present. Members David Seip and Ronald Limpus were absent. Also attending were the Solicitor, Michael G. Crotty and engineers Ryan Rhode (GVC), Glenn Neuhs (SSM) and Pamela Stevens (SDE).

The Chairman called the meeting to order at 7:01 PM. Upon motion duly made and seconded, the minutes of the June monthly meeting and workshop meetings were approved unanimously by those present.

**GREEN VALLEY DENTAL**- Since there was no representative for the applicant, the Planning Commission had a brief discussion of the current project status. Glenn Neuhs noted that some of the sidewalk widths in front of the building appear to have changed and are now mislabeled. He also noted that some seals and certifications must be added to the plan per item 18 in the review letter. Ryan stated that the Penn DOT HOP and stormwater design are two major outstanding issues. He noted his concerns that modifications to the existing basin will release too much water too quickly. He is working with Bogia to address these issues and recommends that the Commission defer any action until a plan has been submitted to and reviewed by the Berks County Conservation District. The HOP permit has been made and the curb and sidewalk waiver requests should be deferred until Penn Dot's comments are received. Pamela noted that the Planning Module still must be submitted. Neal raised questions as to how the flow would be monitored and how we could determine if any of the flow will contain medical waste. Pamela stated that a sewage questionnaire was sent to the applicant which, when completed, will provide additional information.

**HARVEY AND MARY BROWN SUBDIVISION**-John Hoffert presented for the applicant. He stated that the \$1,100 recreation fee would be paid prior to release of the drawings for filing. Glenn noted that the owner's certification should be completed. Mr. Hoffert then presented a complete set of final plans for signature. After a brief discussion, it was determined that all outstanding items appear to have been addressed.

**PROPOSED MOTION:** A motion was made by Michael Levan and seconded by William Moser to recommend to the Board of Supervisors that they grant approval of the Harvey and Mary Brown Final Subdivision Plan.

All in favor, the motion carried.

**HEFFNER ESTATES**- Jason Shaner of Impact Engineering presented for the applicant. He presented a request for four SALDO waivers and discussion of the waivers and open review items followed. Mike Levan questioned the irregular lot line between Lots 1 & 2 and Jason stated it was necessary because of the steep slopes on the lots. Neal questioned how the delay in the stormwater design might affect the sewer planning. It was suggested that, because the development is relatively small and the design of the homes will not be known until the lots are purchased, the plans reflect the requirement of stormwater design for each lot at the time of construction. Ryan suggested that Lots 1 & 2 would present more of a challenge and that a rain garden or some modified trench drain might be considered. Ultimately, the layout might restrict the type of home that can be built. Mike Crotty stated that the

plans should show a dwelling on the lots to demonstrate that it can be built. Jason will provide the information on the next set of plans. The waiver requests were than addressed.

**PROPOSED MOTION:** A motion was made by Mike Levan and seconded by William Moser to recommend to the Board of Supervisors that they grant the following SALDO waivers for the Heffner Estates project:

**Sec. 302-** to allow the plan to proceed as a combined Preliminary/Final Plan;

**Sec. 402-** to allow the plan scales to be 1" = 60' on plan sheet 1 and 1" = 40' on the remaining sheets;

**Sec. 652-** to not require installation of curbing along street frontages (subject to the Township's ability to require curbing in the future);

**Sec. 653-** to not require installation of sidewalks along street frontages (subject to the Township's ability to require sidewalks in the future).

All in favor, the motion carried.

**TIME EXTENSIONS-** An extension request was received with respect to the Cacoosing Crossing North project.

**PROPOSED MOTION:** A motion was made by Mike Levan and seconded by Neal Nevitt to recommend that the Board of Supervisors grant the MPC extension to August 19, 2014 for the Cacoosing Crossing North project.

All in favor, the motion carried

Pamela commented that her understanding is that revised plans will be submitted which include an additional (56<sup>th</sup>) lot. A brief discussion followed regarding related sewer capacity issues.

**OTHER BUSINESS-** The PC workshop for July will be held on the 30<sup>th</sup> at 7 PM. Ryan stated that part of the new MS4 permit rules will require modifications to the Stormwater Management Ordinance and asked how the Commission would like to proceed since these changes generally start with the PC. There was a brief discussion about the new requirements and Ryan was unsure if they would involve only modifications to the current Ordinance or a complete rewrite. He will be providing additional information.

There being no further business to come before the Planning Commission this evening, Michael Levan made a motion to adjourn, seconded by William Moser. The motion carried unanimously and the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Neal Nevitt, Acting Secretary