

Lower Heidelberg Township
Planning Commission Minutes
Monthly Meeting
October 13, 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, Ronald Limpus and David Seip. Also attending were Solicitor Michael Crotty and Engineers Glenn Neuhs (SSM), Ryan Rhode (GVC) and Pamela Stevens (SDE).

The Chairman called the meeting to order at 7:04 p.m. The minutes for the September 8, 2014 regular meeting were reviewed. **On Motion** by Mr. Levan, second by Mr. Nevitt, to approve the minutes of September 8, 2014. Motion passed unanimously.

Cacoosing Crossing North – Final Plan

Aristides Otero and Kirk Barnett presented for the applicant. The SSM review letter of October 10, 2014 was discussed. Mr. Otero said that nearly all of the points in the letter have been addressed; he will work out details on any open comments with Mr. Rhode. A recreation fee will be offered in lieu of the recreation requirement, pursuant to the ordinance. The improvements agreement will be executed at final plan stage. Seals and signatures are needed, and will be included with the final plan submission. The sidewalk at Faust Road (on the School District's property) will be installed by the developer and a note will be added to the plans to reflect the same. The language for the Best Management Plans (BMP) will be revised to provide more information for the future lot owners, and to specify which lots are subject to the maintenance requirements for each BMP. Mr. Levan asked if the lots with the BMP have deed restrictions. Mr. Barnett replied that the BMP is a recorded document, and will show on any property search. He explained that a handout is also given to the lot owner, outlining which lot is responsible for each BMP, and the maintenance required for the BMP associated with that lot. Mr. Levan asked if there were any formal inspections associated with the BMP. Mr. Rhode said that the Township has the right to inspect the facility, but no requirement to do so; the Township can then note any deficiencies or repairs needed and forward these to the lot owner. The Township can also act if complaints are received about any BMP, with the Zoning Officer responding to the complaint.

Mr. Otero noted that the Gaul Road reconstruction paving details have been discussed with Mr. Rhode, and have been updated on a plan set to be submitted; details will be on the final submission. The relocation of Gaul Road and the required legal agreements will be addressed at final plan submission. The Key Diagram will be corrected for the final plan. The plan will be revised to conform to Township street construction details as outlined in Ordinance No. 311-12; the paving cross sections will be revised prior to the final submission. The applicant will provide legal descriptions of any easements that contain sanitary sewer lines within the subdivision; required agreements shall be obtained from the perspective property owners and submitted to the Township for the proposed off-site sanitary sewer easements near the Gaul Road Bridge. The form of the easement is to be reviewed and approved by the Township Solicitor.

Lower Heidelberg Township Planning Commission
Minutes October 13, 2014
Page Two

The applicant will provide a Sanitary Sewer System Index Map, which can be at a smaller scale to appear on one plan. This will be the proposed map, not an As-Built.

Mr. Barnett requested a conditional approval of the plan. Mr. Levan replied that he would like to see the remainder of the details worked out on a final plan submission. Mr. Barnett replied that the applicant is considering doing the development in two phases; he questioned whether the applicant would be required to obtain a separate approval for Phase 2. Mr. Crotty confirmed that a separate approval would be needed for each phase. Mr. Crotty reminded Mr. Barnett of the need for the extra plan sheets showing the phases, as well as a need for separate financial, developer and escrow agreements for each phase.

Heffner Estates – Preliminary/Final Plan

Mr. Levan noted that the applicant asked to be removed from the agenda.

Green Valley Heights Annexation Lots 14A &15A – Sketch Plan

Kirk Barnett presented for the applicant. The SSM review letter of October 7, 2014 was discussed. Mr. Barnett explained that the owner of Lot 14 requested that a small portion of Lot 15 be added to his lot; as a consequence of this change, a small portion of Lot 16 would then be added to Lot 15 so that Lot 15 meets the minimum lot size requirement. Mr. Neuhs noted the need for a signature block for all affected lot owners; Mr. Crotty recommended a signature should also be obtained from the owner of Lot 14. Mr. Barnett said all items in the letter are “will comply”; he will resubmit as a Preliminary/Final plan.

Green Valley Dental – Review Update

No one was present for the applicant. Mr. Rhode noted that he has not had any recent updates from the applicant; they last indicated they are working on third party approvals from DEP and PennDOT. Mr. Moser inquired as to the review period time line; Mr. Crotty replied that the last extension granted runs to December 15, 2014.

Time Extensions

Mr. Levan noted that there were no time extensions on the agenda.

Other Business

Mr. Levan announced that the next Planning Commission Workshop meeting is scheduled for Wednesday, October 29th at 7:00 p.m. at the Township Building. This is the last scheduled workshop meeting for 2014. Mr. Levan noted that Planning Commission meetings are always open to the public.

Lower Heidelberg Township Planning Commission
Minutes October 13, 2014
Page Three

The Commission is currently reviewing three draft ordinances: SALDO amendment of Chapter 26 (Section 521d), pipelines and invasive plants.

Mr. Nevitt mentioned that he attended a recent seminar on small cell towers. These are placed in the utility right of way. Mr. Crotty will obtain a sample ordinance for the Commission's review. Mr. Nevitt questioned the status of Glen Ridge Estates; Mr. Crotty said they were granted extensions of the time period in which to submit their final plan, and the agreement to memorialize the extensions will be on the next Board of Supervisors agenda. Mr. Moser asked if the Commission can resubmit the letter prepared by Mr. Crotty on the Zdravecki zoning issue; Mr. Crotty noted that he would recirculate the prior letter for comment and would put the matter before the Board of Supervisors for its authorization.

Mr. Levan asked for public comment. There was no public comment.

Adjournment

On Motion by Mr. Limpus, second by Mr. Levan, to adjourn at 8:05 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Connors, Recording Secretary

Approved on: November 10, 2014