

Lower Heidelberg Township
Planning Commission Minutes
Monthly Meeting
November 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, 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). Absent was Vice Chairman Neal Nevitt.

The Chairman called the meeting to order at 7:06 p.m. The minutes for the October 13, 2014 regular meeting were reviewed. **On Motion** by Mr. Seip, second by Mr. Limpus, to approve the minutes of October 13, 2014. Motion passed unanimously.

Green Valley Dental – Preliminary/Final Plan

Greg Bogia presented for the applicant. The SSM review letter of November 7, 2014 was discussed. Mr. Bogia explained that the majority of the issues raised by Mr. Neuhs have now been addressed. The applicant is working with PennDOT on the Highway Occupancy Permit, and is very close to PennDOT approval. He expects to have the PA American Water letter in a few days, and will be meeting with the Conservation District next month. Mr. Bogia said he still needs approval from the Fire Marshal. Ms. Stevens noted that there are no major issues with the sanitary sewer system. Mr. Rhode agreed that the majority of the items have now been addressed. Mr. Bogia will drop off an additional plan set for the Fire Marshal's review. The applicant will appear next month before the Planning Commission after completing the PennDOT Highway Occupancy Permit process.

Cacoosing Crossing North Phase 1 – Final Plan

Aristides Otero and Kirk Barnett presented for the applicant. The SSM review letter of November 7, 2014 was discussed. Mr. Otero said that all of the prior issues have now been addressed. Regarding comment 18, he would prefer not to reprint the entire plan set for the one page. Mr. Crotty said that comment 18 can be addressed by showing the phasing on page one or two; there is no need for a full reprint. Mr. Levan asked for a clarification of the construction phasing for the Gaul Road improvements. Mr. Barnett said that once the construction estimates are obtained, the applicant will note the improvements to the Phase 2 intersection; the new pipe will go with Phase 1. Ms. Stevens said that there are no major issues with the sanitary sewer system. **On Motion** by Mr. Levan, second by Mr. Seip, to recommend the Board of Supervisors approve the Final Plan for Cacoosing Crossing North Phase 1, subject to any outstanding conditions of the SSM review letter of November 7, 2014. Motion passed with Mr. Levan, Mr. Seip and Mr. Moser voting aye, and Mr. Limpus abstaining.

Green Valley Heights Annexation Lot 14A & 15A – Final Plan

Kirk Barnett presented for the applicant. The SSM review letter of November 7, 2014 was discussed. All items from this review are “will comply”; Mr. Barnett said he has now included the owner’s certification block as requested. He noted the only additional comment referred to corner marking for the revised lot lines; the applicant agrees to set the missing pins. **On Motion** by Mr. Levan, second by Mr. Moser, to recommend the Board of Supervisors approve the Green Valley Heights Final Annexation Plan for Lots 14A and 15A; motion passed unanimously.

Heffner Estates – Preliminary/Final Plan

Mr. Levan noted that there was no one in attendance to represent the applicant. Mr. Crotty confirmed that the applicant has a current time extension that will run until January 10, 2015.

Leibman Planning Module

Ms. Stevens reported that the Leibman’s applied for a Special Exception; this does not automatically confer an approval for land development or subdivision. They will need to make sure that this lot can stand alone; a recent letter was sent by SDE informing the applicant of this fact.

Time Extensions

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

Other Business

Mr. Levan announced that there will be no Planning Commission workshop meetings in November or December. The next workshop meeting will be held in January of 2015. The Commission members continued the discussion of several proposed ordinances. Ordinances under discussion include a cell tower ordinance, a pipeline ordinance and an invasive plant ordinance. Ms. Stevens presented the Commission members with a handout detailing different types of on-lot systems, with information on de-nitrification.

Mr. Levan asked for public comment. Frank Gabell inquired about the sewer layout piping at the Connecticut Avenue bridge. Ms. Stevens said this is not resolved; she has not yet received information from McCarthy Engineering.

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Adjournment

On Motion by Mr. Levan, second by Mr. Limpus, to adjourn at 8:14 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Conners, Recording Secretary

Approved on: December 8, 2014