

Lower Heidelberg Township
Planning Commission Minutes
Monthly Meeting
January 12, 2015

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

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

The Solicitor, acting as temporary Chairman, called the meeting to order at 7:04 p.m. explaining that the annual organization meeting would precede the regular meeting and calling for nominations for the offices of Chairman, Vice Chairman and Secretary. **On Motion** by Mr. Moser, second by Mr. Nevitt, Michael Levan was nominated as Chairman. Motion passed unanimously. **On Motion** by Mr. Levan, second by Mr. Limpus, Neal Nevitt was nominated as Vice Chairman. Motion passed unanimously. **On Motion** by Mr. Nevitt, second by Mr. Moser, Theresa Conners was nominated as Recording Secretary. Motion passed unanimously. Whereupon, the organization meeting was adjourned and Chairman Levan began the business of the regular meeting.

The minutes for the December 8, 2014 regular meeting were reviewed. **On Motion** by Mr. Levan, second by Mr. Nevitt, to approve the minutes of December 8, 2014. Motion passed unanimously.

Green Valley Dental – Preliminary/Final Plan

No one was present for the applicant. Mr. Rhode said that the applicant is still working through the PennDOT Highway Occupancy Permit. Although the Conservation District has issued an adequacy letter, Mr. Nevitt expressed concern as to the volume of stormwater entering the detention basin, particularly from the pipe running under Rte 422 to the area where the trees are currently located. Ryan indicated the calculations appear to support the adequacy of the proposed improvements to the detention basin and the area behind the Stereo Barn.

Leibman 190 Evans Hill Road – Preliminary/Final Plan

Steve Bensinger presented for the applicant. The SSM review letter of January 9, 2015 was discussed. Mr. Bensinger stated that the great majority of the outstanding items have been satisfied and requested approval of the plan by the Planning Commission. Glenn Neuhs indicated that the "no subdivision note" has been incorporated. He also stated that the secondary on site sewer system extends into the protected resources area; however, calculations have been submitted to substantiate that the disturbance is within the allowable limits. Neither Ryan nor Pamela had any issues that would preclude approval. Mr. Bensinger asked if, in view of the minor amount of improvements required, the requirement for an Improvements/Financial Security Agreement could be waived. After some discussion, it was agreed that the improvements would have to be completed prior to the issuance of the U & O permit.

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On Motion by Mr. Levan, second by Mr. Nevitt, to recommend the Board of Supervisors grant approval of the Application for the Leibman Preliminary/Final Land Development Plan for the Subject Property (PIN#4387-01-06-9416) subject to the following conditions: 1) Payment of the recreation fee-in-lieu of \$1,100; 2) All public improvements (swale, stormwater management improvements and erosion and sedimentation control measures) must be completed prior to issuance of the use and occupancy permit for the new single family dwelling; 3) Receipt of all outside agency approvals including but not limited to DEP approval of a Planning Module for the new dwelling; 4) Approval from the Berks County Conservancy and recording of a revised Conservation Easement; 5) Recording of the legal description of the septic disposal system area; and 6) Recording of a Stormwater Management and Maintenance Agreement in a form satisfactory to the Township Solicitor. Motion passed by a vote of 3-0 with Mr. Limpus abstaining.

Time Extensions- There were no time extensions for consideration.

Other Business

Chairman Levan reminded all that the workshops are scheduled once again, with the next one being on January 28th at 7 p.m. He also reported on the meeting held by the Southwestern Berks County Joint Planning Commission on December 17th to consider Zoning Ordinances regarding transmission pipelines and mini cell towers. Solicitor Crotty reported that the South Heidelberg Planning Commission reviewed the Ordinances and had some minor changes and that Wernersville was meeting on Wednesday. He will circulate revised drafts once all the changes have been received. There was a brief discussion regarding interviews for the two applicants for Mr. Limpus' seat and Chairman Levan will try to schedule them for the night of the workshop. Mr. Levan asked for public comment. There was none.

Adjournment

On Motion by Mr. Levan, second by Mr. Limpus, to adjourn at 7:38 p.m. Motion passed unanimously.

Respectfully submitted,

Neal Nevitt, Acting Secretary