

Lower Heidelberg Township
Planning Commission Minutes
Monthly Meeting
February 9, 2015

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 Member William Moser. Members David Seip and Ronald Limpus were absent. Also attending were Solicitor Ryan Jennings and Engineer Ryan Rhode (GVC).

The start of the meeting was delayed by late arrivals as a result of icy road conditions. The Chairman called the meeting to order at 7:20 p.m.

The minutes for the January 12, 2015 regular meeting and January 28, 2015 workshop were reviewed. **On Motion** by Mr. Nevitt, second by Mr. Moser, to approve the minutes for both meetings. Motion passed unanimously.

Heffner Estates – Preliminary/Final Plan- Nick Henn of Impact Engineering presented for the Applicant seeking conditional approval for the project. He stated that the latest plans addressed the great majority of the outstanding items. Ryan Rhode concurred that, other than the nitrate easement agreement, he was unaware of any issues that had to be addressed. Both Glen Neuhs and Pamela Stevens, who were absent, had indicated previously that they had no issues to discuss at this meeting. Solicitor Jennings indicated that the draft of the easement agreement had been received today but had not been reviewed. There were no further questions from the Planning Commission members. **On Motion** by Mr. Levan, second by Mr. Nevitt that the Planning Commission recommend that the Board of Supervisors grant approval of the Heffner Estates project, subject to compliance with the outstanding items set forth in the Township Engineer's review letter dated January 26, 2015. Motion passed unanimously.

Time Extensions- A request for a ninety day extension was received from the Reese Property applicant, which was briefly discussed. **On Motion** by Mr. Levan, second by Mr. Moser, that the Planning Commission recommend to the Board of Supervisors a ninety (90) day extension of the MPC review period, until June 15, 2015, for the Reese Property project. Motion passed unanimously.

Other Business- There was a discussion regarding the Invasive Plant Ordinance. Neal stated that he spoke with Jessica Lanker, the weed specialist for the PA Department of Agriculture, and had distributed a copy of the email she sent as a result of the conversation. After reviewing her recommendations and a number of Ordinances from other townships in PA, Neal stated that he believes the best course of action is to include the five invasive plants recommended (Japanese knotweed, tree of heaven, Japanese hops, common reed grass and Japanese barberry) as well as the running bamboo. Also to be considered for placement on the list, after some research, is Palmer Amaranth. Neal will contact Mike Crotty to discuss completion of the Ordinance.

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Both the pipeline and cell tower draft ordinances are waiting for final comments from Wernersville and South Heidelberg. Ryan Rhode stated that he also had a draft of the new Stormwater Ordinance ready for review by the Planning Commission. This new Ordinance is the result of the need to incorporate changes required by the new MS4 permit. A copy should be available in time for the February workshop.

Neal mentioned that at the January workshop, the Commission interviewed candidates for the remainder of Mr. Limpus term and a brief discussion followed. **On Motion** by Mr. Nevitt, second by Mr. Moser, that the Planning Commission recommend to the Board of Supervisors that they appoint Edward Emery to fill the unexpired term of the seat vacated by Mr. Limpus resignation. Motion passed unanimously.

A brief discussion followed regarding the potential withdrawal of the application of the Green Valley Dental project. Chairman Levan reminded all that the next workshop will be held on February 25th at 7 pm. There were no comments from the public.

Adjournment

On Motion by Mr. Levan, second by Mr. Moser, to adjourn at 7:40 p.m. Motion passed unanimously.

Respectfully submitted,

Neal Nevitt, Acting Secretary