

Lower Heidelberg Township
Planning Commission Minutes
Monthly Meeting
March 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 Members William Moser, David Seip and Edward Emery. Also attending were Solicitor Ryan Jennings, and Engineers Glenn Neuhs (SSM), Ryan Rhode (GVC) and Pamela Stevens (SDE).

The Chairman called the meeting to order at 7:05 p.m. Mr. Levan welcomed Mr. Emery, who will be serving the completion of Mr. Limpus' term. The minutes for the February 9, 2015 regular meeting were reviewed. **On Motion** by Mr. Nevitt, second by Mr. Moser, to approve the minutes of February 9, 2015. Motion passed unanimously.

Riegel Road Subdivision – Revised Preliminary/Final Plan

Steve Bensinger presented for the applicant. The SSM review letter of March 4, 2015 was discussed. The applicant has requested that the payment of the recreation fee be deferred till the final plan is released for recording. Mr. Bensinger also asked that the requirement for shade trees be waived as there is ten acres available for agriculture; the lot purchaser understands that it must be farmed. Mr. Neuhs noted that this is a reasonable request, and is discretionary per the Board of Supervisors desire. Mr. Bensinger presented an additional plan sheet showing the tentative location of site improvements and a two-acre containing the proposed improvements. The land outside the two-acre area will remain as agricultural use. Mr. Neuhs noted that this plan sheet must be included in the final plan.

Mr. Rhode said that all previous issues have been resolved, and the applicant is seeking several waivers from the Subdivision and Land Development Ordinance (SALDO), relating to curbs, sidewalks and monuments. Ms. Stevens noted that a sewer system is now shown for the new Lot, and the Residue is not to be developed. A note has been added to the plan stating that the Residue is not to have a sewage disposal facility installed. As part of the Planning Module a Request for Planning Waiver and Non-Building Declaration form should be signed by the Sewage Enforcement Officer (SEO). The Component 4A of the Municipal Planning Review Form will need to be reviewed by the Planning Commission, and recommendation received for the Chairman's authorization. **On Motion** by Mr. Seip, second by Mr. Moser, to authorize the Planning Commission Chair to sign Component 4A of the Municipal Planning Agency Review Form. Motion passed unanimously. Ms. Stevens noted that the Component 2 Planning Module has been submitted and is currently under review by the SEO. The deed should be revised to acknowledge the on-lot disposal system. Mr. Bensinger said he will obtain revised legal descriptions.

On Motion by Mr. Levan, second by Mr. Nevitt, to recommend that the Board of Supervisors grant the applicant relief for the following waivers from the SALDO: waiver from Section 652 requiring curbs be installed along all streets; waiver from Section 653 requiring sidewalks be provided along the property frontage; waiver from Section 658 requiring concrete monuments, (waiver from installing any missing monuments from those that would normally be required). Motion passed unanimously.

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On Motion by Mr. Nevitt, second by Mr. Moser, to recommend the Board of Supervisors grant conditional plan approval for the Riegel Road Subdivision Preliminary/Final Plan submission, subject to the completion of any open items from the SSM review letter of March 4, 2015. Motion passed unanimously.

Green Valley Dental – Preliminary/Final Plan

Mr. Levan noted that there has not been any recent progress on the plan. Mr. Jennings said that Mr. Crotty has reached out to the applicant to see if he would agree to an extension, but to date has not received a response. **On Motion** by Mr. Nevitt, second by Mr. Moser, to recommend the Board of Supervisors deny the Green Valley Dental Preliminary/Final Plan unless a time extension is received in time for consideration at the Board of Supervisors meeting of March 16, 2015; if the time extension is received, the Commission recommends the Board of Supervisors approve it. In the absence of a timely receipt of the time extension, then the Commission recommends the Board of Supervisors deny the plan. Motion passed unanimously.

Time Extensions

Mr. Levan noted that the current expiration date for the Eways Papermill Estates project is March 17, 2015. Mr. Jennings said that the applicant just provided a 90-day extension request. **On Motion** by Mr. Levan, second by Mr. Nevitt, to recommend the Board of Supervisors grant the Eways Papermill Estates extension request till June 15, 2015. Motion passed unanimously.

Other Business

Mr. Levan announced that the next workshop meeting will be held Wednesday, March 25th at 7:00 p.m. This will be a Regional Planning Commission meeting with South Heidelberg and Wernersville Borough to discuss open issues on the ordinances under review for cell towers and pipelines. Mr. Crotty is confirming this with the other two Boards.

Mr. Levan noted that the Planning Commission has finished with their review of the proposed invasive plant ordinance. Mr. Jennings said that there was some thought as to waiting on the advertising of the proposed ordinance so that the advertising cost could be combined with the advertising of the zoning ordinance updates; he said the actual cost for advertising the stand alone ordinance would not be substantial and the Commission might consider proceeding with the invasive plant ordinance. **On Motion** by Mr. Nevitt, second by Mr. Levan, to recommend the Board of Supervisors approve the proposed invasive plant ordinance in the form as presented by the Solicitor. Motion passed unanimously.

Mr. Rhode distributed a proposed update to the Stormwater Ordinance; this will be discussed at the next Planning Commission workshop.

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Mr. Levan noted that the Commission had previously approved a waiver of Land Development for the Gelsinger Poultry Farm, which sits primarily in Heidelberg Township, with a small portion of the tract sitting in Lower Heidelberg. The applicant agreed at the time of the approval to keep Lower Heidelberg Township informed as to the progress of their application with Heidelberg. The Commission reviewed minutes from the Heidelberg Township Supervisors for May 4, 2014 and December 18, 2014 which contain motions approving the land development. Mr. Rhode noted that the applicant has sent plans for review as the project has progressed and there have been no issues to note. Mr. Moser inquired as to whether there is any discharge from the operations going into the creek. Mr. Rhode noted they are in compliance with DEP requirements.

Adjournment

On Motion by Mr. Levan, second by Mr. Nevitt, to adjourn at 8:00 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Conners, Recording Secretary

Approved on: April 13, 2015