

Lower Heidelberg Township
Planning Commission Minutes
Monthly Meeting
June 8, 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 Michael Crotty, and Engineers Glenn Neuhs (SSM) and Ryan Rhode (GVC). Pamela Stevens (SDE) was absent.

The Chairman called the meeting to order at 7:00 p.m. Mr. Levan announced that there would be a public meeting of the Southwestern Berks County Joint Planning Commission before the Township Planning Commission's regular meeting.

Joint Planning Commission Meeting - Southwestern Berks Joint Zoning Ordinance Amendments

Mr. Crotty noted that the meeting had been duly advertised and was for the purpose of considering the draft amendments to the Southwestern Berks Joint Zoning Ordinance. Attending from the Southwestern Berks Joint Planning Commission were Michael Levan and Neal Nevitt from Lower Heidelberg Township; Robert Behling and David Schaeffer from South Heidelberg Township; and David Latino and Robert Gordon from Wernersville Borough. Solicitors in attendance were Michael Crotty and Michael Gombar.

The minutes for the March 25, 2015 meeting of the Southwestern Berks Regional Planning Commission were presented and reviewed. **On Motion** by Mr. Gordon, second by Mr. Nevitt, to approve the minutes as presented. Motion passed unanimously.

A discussion next took place as to the draft Zoning Ordinance Amendment and the comments from the Berks County Planning Commission. Generally, the draft Zoning Ordinance Amendment incorporated and revised provisions related to cell towers and certain pipelines. Mr. Crotty went through each of the comments provided by the County, with discussion by the Joint Planning Commission as to each item:

Specific comments relating to typographical and numbering issues will be addressed. Comment 5 – Cell Towers are subject to a Conditional Use application, which will provide advertisement of the hearing and the opportunity for public comment. Comment 6 – The ordinance will be revised to reflect the "Time, Place and Manner" language suggested by the County, as used by Northampton Township, Bucks County. Comment 9 – Change Section 513.4.B.8 to incorporate "landscaping" into the phrase "supporting ground equipment, facilities or landscaping to be located within 24 inches of the shoulder". Comment 14 – Will revise the title for Section 611 C to reflect transmission pipelines as well as the associated surface land uses. Comment 17 – Will add the word "industrial" after "institutional". Comment 20 – Will add language to Section 611.C (4) that all permitted signage be clearly visible for all emergency services. Comment 22 – Will require as-built drawings to show the location of the pipeline ROW in Section 611.C (7). Comment 24 – will require an emergency response plan be submitted prior to development.

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Mr. Crotty asked for public comment; there was no public comment. On Motion by Mr. Gordon, second by Mr. Nevitt, to direct Solicitor Crotty to make any conditional corrections as discussed, and to circulate the revised ordinance for review. Motion passed unanimously. On Motion by Mr. Levan, second by Mr. Latino, to adjourn the Joint Planning Commission meeting at 7:50 p.m. Motion passed unanimously.

Regular Meeting

Mr. Levan reconvened the regular meeting. The minutes for the April 13, 2015 regular meeting and the May 27, 2015 workshop meeting were reviewed. On Motion by Mr. Nevitt, second by Mr. Levan, to approve the minutes of April 13, 2015 and May 27, 2015. Motion passed unanimously. Mr. Levan announced that there were no development plans for review.

Time Extensions

Mr. Crotty presented a time extension request for Paper Mill Estates. On Motion by Mr. Levan, second by Mr. Seip, to recommend to the Board of Supervisors to approve the 90-day extension request for Paper Mill Estates, extending the review period to September 22, 2015. Motion passed unanimously.

Other Business

There will be no workshop meeting in June.

Mr. Crotty presented the draft Stormwater Ordinance, incorporating the revisions as discussed at the last Planning Commission workshop. Some minor amendments have been made to clarify language and the deletion of Appendix A has necessitated the renumbering of the appendices. The Township Engineer will be the agent to review submitted plans, and the requirement for an as-built for smaller systems has been deleted.

On Motion by Mr. Nevitt, second by Mr. Levan, to recommend to the Board of Supervisors to approve the revised Stormwater Ordinance in the form as presented, with the hearing to be delayed to afford both DEP and the County time for review and comment. Motion passed unanimously.

Adjournment

On Motion by Mr. Levan, second by Mr. Seip, to adjourn at 8:25 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Connors, Recording Secretary

Approved on: September 14, 2015