

Lower Heidelberg Township Planning Commission
Meeting Minutes
September 14, 2015

The regular monthly meeting of the Lower Heidelberg Township Planning Commission was held at the Township Building, 720 Brownsville Road, Sinking Spring, on the above date. Present were: Chairman Michael Levan, Vice-Chair Neal Nevitt, and Members William Moser and David Seip. Absent was Member Edward Emery. Also attending were Township Solicitor Michael Crotty; Township Engineers Glenn Neuhs (SSM), Ryan Rhode (GVC) and Pamela Stevens (SDE).

Mr. Levan called the meeting to order at 7:07 p.m. The minutes from the June 8, 2015 monthly meeting and the August 26, 2015 workshop meeting were presented. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to approve the minutes for the June Planning Commission meeting and the August workshop meeting. Motion passed unanimously.

Westerly Tract - Preliminary/Final Plan

Steve Bensinger presented on behalf of the applicant, Carter Reese. The plan proposes to create an annexation lot of 70.4 acres from land owned by Carter and Sarah Reese, to be annexed to adjoining land of Forrest and Barbara Stricker. The SSM review letter of August 25, 2015 was discussed. Mr. Bensinger said the items from the review letter are all "will comply". Mr. Bensinger's request for several waivers was discussed. **On Motion** by Mr. Levan seconded by Mr. Nevitt, to recommend to the Board of Supervisors to grant the following waivers: Section 409 requirement for complete delineation of protected areas as the land will continue as an agricultural use; Section 308 requirement for a Preliminary Plan submission; Section 652 requirement for curbs and Section 653 requirement for sidewalks. Motion passed unanimously. **On Motion** by Mr. Levan, seconded by Mr. Moser, to recommend to the Board of Supervisors to grant Preliminary/Final Plan approval for the Westerly Tract, subject to the terms and conditions as outlined in the SSM Engineer's review letter of August 25, 2015. Motion passed unanimously.

Green Valley Estates West Phase 2 – Final Plan

James McCarthy presented on behalf of the applicant, Grande Construction. The SSM review letter of September 9, 2015 was discussed. Mr. McCarthy said the items from the review letter are "will comply", and that the waiver requests were approved during the original plan review before the plan was broken into two phases. Mr. Crotty said that as long as the waivers are noted on the plan, the issue will not need to be revisited. Mr. McCarthy noted that the Planning Module will need to be signed by the Board of Supervisors. Plans will be submitted to the Fire Marshal for review. The water system has been approved by PA American Water. **On Motion** by Mr. Levan, seconded by Mr. Moser, to recommend to the Board of Supervisors to grant Final Plan approval for Green Valley Estates West Phase 2, subject to the terms and conditions as outlined in the SSM Engineer's review letter of September 9, 2015. Motion passed with Mr. Levan, Mr. Moser and Mr. Seip voting yes, and Mr. Nevitt abstaining.

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Legacy At The Paper Mill Phase 2 – Final Plan

Present were the applicant Mark Powell and Engineer Anthony Hibbeln. The SSM review letter of September 9, 2015 was discussed. Mr. Powell explained that the design for Phase 2 was previously approved during the Phase 1 approval process. The stormwater facilities have already been built, inspected, paid for and released by the Township as part of Phase 1. Mr. Powell said that all conditions in the review letter are “will comply”. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to recommend to the Board of Supervisors to grant Final Plan approval for Legacy at the Paper Mill Phase 2, subject to the terms and conditions as outlined in the SSM Engineer’s review letter of September 9, 2015. Motion passed unanimously.

Time Extensions

On Motion by Mr. Levan, seconded by Mr. Nevitt, to recommend to the Board of Supervisors to grant approval of the extension request for the Papermill Estates project, until December 22, 2015. Motion passed unanimously.

Other Business

Mr. Crotty noted the receipt of a review letter from the Berks County Planning Commission on the proposed amendments to the Lower Heidelberg Township Stormwater Management Ordinance. The Commission members discussed the letter; Mr. Rhode recommended making no changes to the proposed ordinance based on the County’s review. Mr. Crotty recommended waiting until the Township receives the review letter from the DEP and proceed accordingly.

Mr. Levan reminded everyone that the next work session for the Planning Commission will be held on September 30, 2015.

Mr. Crotty mentioned a request from South Heidelberg Township for another Zoning Ordinance amendment to revise setback standards for residential accessory uses. South Heidelberg has been enforcing a three foot setback, which is the same as the Wernersville Borough standard. South Heidelberg would also like to allow indoor gun ranges in the C-2 Commercial District. The consensus from the Lower Heidelberg Planning Commission members was to not allow gun ranges in the C-2 District in Lower Heidelberg, but there are no objections to South Heidelberg allowing the use.

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Public Comment

Mr. Levan asked if there was any public comment; there was none.

Adjournment

On Motion by Mr. Levan, seconded by Mr. Moser, to adjourn at 8:05 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Connors, Recording Secretary

Approved on: November 9, 2015