

Lower Heidelberg Township  
Planning Commission Minutes  
Monthly Meeting  
Monday, November 9, 2015

The Lower Heidelberg Planning Commission regularly scheduled meeting was held on the above date. Chairman Michael Levan, Vice Chairman Neal Nevitt, Members William Moser and Edward Emery were present. Member David Seip was absent. Also attending were the Solicitor, Michael G. Crotty and engineers Ryan Rhode (GVC), Glenn Neuhs (SSM) and Pamela Stevens (SDE).

The Chairman called the meeting to order at 7:00 PM. Upon motion by Mr. Nevitt and seconded by Mr. Moser, the minutes of the September monthly meeting were approved unanimously.

**PENDING SUBDIVISION AND LAND DEVELOPMENT PLANS-** There were no plans for consideration at the meeting

**TIME EXTENSIONS-** There were no time extensions for consideration.

**OTHER BUSINESS**

The Chairman noted that the discussion about the Stormwater Management Ordinance had concluded at the September meeting pending receipt of the DEP review. Solicitor Crotty informed the Planning Commission that DEP responded to the request by indicating that they would not be providing a review. The Ordinance is now in final form and there were no further comments.

**MOTION** by Mr. Levan and seconded by Mr. Moser that the Planning Commission recommend the draft Stormwater Management Ordinance for approval by the Township in the form as presented by the Township Engineer. All in favor, the motion passed.

Discussion followed with respect to the Conditional Use Hearing Application made by Paul and Adrienna Marabella for the property located at 6841 Penn Ave to be used for the preparation and sale of pre-owned vehicles. The hearing is scheduled prior to the November Board of Supervisors meeting. Both applicants were in attendance. A number of potential issues were raised by Mr. Neuhs:

1) The property lines were not indicated making it difficult to determine where the cars will be parked and whether there are issues with the common driveway.

2) What type of signage will be used?

3) Was the 422 overlay district taken into account? Will there be any screening? Will any requests for waivers be necessary?

4) Will there be any additional lighting or will the current lighting be used?

5) How many and what type of washing bays will there be? Ms. Stevens also expressed concern about the drainage resulting from use of the washing bay, whether the current on-lot system could handle it and whether any permits would be required.

Mr. Rhode noted that, absent of any new construction, he did not see any stormwater issues. He also stated that the current HOP should be reviewed to be certain it is adequate for the operation. The Planning Commission was generally in favor of the project, especially in view of the fact that the property has been vacant for some time.

**MOTION** by Mr. Levan and seconded by Mr. Moser to advise the Board of Supervisors that the Planning Commission has no objection to the approval of the conditional use as long as it is in compliance with the Zoning Ordinance. Mr. Levan, Moser and Emery in favor and Mr. Nevitt abstaining, the motion carried

The Chairman noted that no further workshops were scheduled for the balance of the year.

There being no further business or public comments to come before the Planning Commission this evening, Mr. Levan made a motion to adjourn, seconded by Mr. Moser. The motion carried unanimously and the meeting was adjourned at 7:33 PM.

Respectfully submitted,

Neal Nevitt,

Acting Recording Secretary

