

Lower Heidelberg Township Planning Commission
Meeting Minutes
July 11, 2016

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 and Vice-Chair Neal Nevitt. Absent were Members William Moser and David Seip. Also attending were Township Solicitor Michael Crotty; Township Engineers Glenn Neuhs (SSM), Ryan Rhode (GVC) and Pamela Stevens (SDE). Member Edward Emery arrived during the meeting.

Mr. Levan called the meeting to order at 7:12 p.m. Mr. Crotty explained that since there was no quorum the approval of the May 2016 minutes should be tabled.

Paper Mill Estates – Preliminary Plan

Without a quorum the Commission cannot take any actions, but can still hear an applicant's presentation if they so desire. Mr. Levan and Mr. Nevitt agreed to hear the presentation of the Paper Mill Estates Preliminary Plan. Mr. Crotty noted that this is a resubmission of a previously approved plan; the application runs with the land and this should be considered an active plan.

Steve Bensinger presented on behalf of the applicant. The applicant has gone back to the original plan showing four new lots on the 44 acre parcel with a large residual lot for the existing home. A detention pond will be designed to handle the storm water. There is one street, which will be 24 feet wide with 4 foot shoulders. Mr. Rhode noted that since the original plan submission the regulations for storm water have been revised; the Township prefers that a Homeowners' Association be tasked with the maintenance of the basin. If there is no HOA, then there must be an agreement with the homeowner on whose land the basin lies, with a corresponding note on the plan. Mr. Crotty suggested this could also be handled with a storm water easement where all are named as parties and the easement would be recorded.

Mr. Bensinger said he had submitted the new plan to the Fire Marshal but has not received any feedback. He also resubmitted a new application to the County Conservation District for their E & S review, but is waiting for their response; he anticipates that will be 6 – 8 weeks away. Ms. Stevens noted that the percs and probe tests for the on lot systems need to be submitted to the Sewage Enforcement Officer prior to building permit submission and prior to the on lot disposal permits. Ms. Stevens asked if the applicant would be able to provide the previous percs and probe tests to preserve the history on the parcel.

(Mr. Emery arrived at this time.) Mr. Rhode said that the original plan showed parking proposed on one side of the street. Mr. Nevitt noted that if this remains a private road that would be acceptable, but if the applicant plans to offer the road to the Township for dedication, then the road should be built to the present spec of 32 feet wide. Mr. Bensinger said the road will be 32 feet wide with the shoulders. Mr. Levan noted that the edge of the road becomes overgrown over the years and the shoulders will be lost.

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Mr. Nevitt noted that in 2010 the Fire Marshal recommended that the road be built to Township standards. Mr. Bensinger said the applicant would consider eliminating all parking on the street; he will offer this option to the Fire Marshal. He will work on revising the plans for next month's meeting.

As there was now a quorum with the presence of Mr. Emery, the minutes of May 9, 2016 were reviewed. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to approve the minutes of May 9, 2016 as presented. Motion passed unanimously.

Time Extensions

There were no requests for time extensions received this month.

Other Business

Mr. Levan reminded everyone that the next work session for the Planning Commission will be held on July 27th at 7:00 p.m.

Mr. Rhode noted that he was contacted by Daryl Jenkins of SSM regarding the Western Berks Water Authority (WBWA). The Authority would like to add a 30' by 60' addition to their existing structure and would like to request a waiver of the land development process. Mr. Crotty noted that it would be possible for WBWA to request the waiver; the applicant should be advised that they must still go through the building permit and stormwater management process. Mr. Levan said that this application seems that it will be similar to the recent request from Calvary Bible Church. Mr. Crotty said since they will be extending the building, they must make the request for the waiver from the SALDO in writing. Mr. Rhode said he will provide that information to WBWA.

Public Comment

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

Adjournment

On Motion by Mr. Levan, seconded by Mr. Nevitt, to adjourn at 7:50 p.m. Motion passed unanimously.

Respectfully submitted,



Theresa Connors, Recording Secretary

Approved on: September 12, 2016