

**Lower Heidelberg Township Planning Commission**  
**Meeting Minutes**  
**May 9, 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, Vice-Chair Neal Nevitt, Member William Moser and Member Edward Emery. Absent was Member David Seip. 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 7:02 p.m. The minutes from the March 14, 2016 monthly meeting were presented. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to approve the minutes for the March Planning Commission meeting. Motion passed unanimously.

**Seip Annexation - Final Plan**

Charles Hess, P.E. was present for the applicant. The SSM review letter of May 4, 2016 was discussed. The plan shows three proposed annexation parcels to adjust boundaries of the three parcels owned by Mr. Seip. Mr. Hess noted that with the exception of waiver requests and one item under the general comments, he accepts the conditions of the review letter. The one plan comment to discuss involves a question of whether or not the driveway to Parcel B will be relocated to the access easements. A waiver request was submitted for relief from Section 652 of the Subdivision and Land Development Ordinance (SALDO) requiring installation of curbs; there are no other curbs in the vicinity and it is a rural location. The applicant also asks for relief from Section 653 of the SALDO requiring sidewalks; there are no other sidewalks in the vicinity and it is a rural location. The third waiver requested is from Section 406 of the SALDO, requiring a plan scale of 1" equal to 50'; the submitted plan is drawn at a scale of 1" equal to 60' in order to allow for a single page plan. Mr. Rhode noted he had no objection to the waiver requests. Mr. Neuhs noted that if the driveway is relocated it will address the review letter comment.

Ms. Stevens noted that the applicant will need to provide the documentation for the percs and probes for the previous testing of Parcels A & B; Mr. Hess said the applicant will attempt to find that data. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to recommend that the Board of Supervisors approve the waiver requests from SALDO Sections 652 for curbs, Section 653 for sidewalks and Section 406 for plan scale for the Seip Annexation Plan. Motion passed unanimously. Mr. Hess noted that since this is a simple annexation, the applicant has presented the plan as a Preliminary/Final Plan. **On Motion** by Mr. Levan, seconded by Mr. Moser, to recommend to the Board of Supervisors to approve the Preliminary/Final Seip Annexation Plan, subject to the conditions as set forth in the SSM review letter of May 4, 2016. Motion passed unanimously.

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**Leibman Subdivision – Preliminary/Final Plan**

Charles Hess, P.E. was present for the applicant. The SSM review letter of May 4, 2016 was discussed. The plan contains two lots along State Hill Road in the A-1 Zoning District. A variance was granted in 2010 to permit the proposed subdivision. There is an existing foundation on Lot 1 which will be removed, filled and compacted. The applicant has an existing Highway Occupancy Permit (HOP) for a driveway for Lot 2. Mr. Rhode recommended that the applicant contact PennDOT to see if there are any additional requirements for installing the driveway at that location as the original HOP predates the installation of the three-way stop signs at Evans Hill and State Hill Roads. Mr. Hess said the applicant is seeking direction on the placement of shade trees as required by Section 663 of the Subdivision and Land Development Ordinance (SALDO). Mr. Neuhs said they are required to be planted every 50 feet of road frontage. Mr. Hess said as the lot is so heavily treed, consideration could be given for a lesser requirement. Mr. Moser asked if the applicant is planning on using the existing driveway on Lot 1 as the site distance is very poor. The applicant plans on cutting the bank in that location to increase the site distance. Mr. Neuhs expressed concern about the buildability of Lot 2 given the percentage of wooded area.

A waiver request was submitted for relief from Section 652 of the SALDO requiring installation of curbs; there are no other curbs in the vicinity and it is a rural location. The applicant also asks for relief from Section 653 of the SALDO requiring sidewalks; there are no other sidewalks in the vicinity and it is a rural location. Mr. Rhode noted he had no objection to the waiver requests. Ms. Stevens noted that prior testing was done for the septic system; if the applicant does not plan on using the existing structure, he will need to provide a new structure. If the existing structure is not reconnected, DEP will require a new permit. If the system has passed inspection, then the engineer should redraw the plan to reflect that. Mr. Hess asked for permission to leave the existing pins in lieu of replacing them with concrete monuments. He asked that this verbal waiver request be made a part of the letter requesting the previously mentioned waivers. He also requested that the plan be considered as a Preliminary/Final plan.

**On Motion** by Mr. Levan, seconded by Mr. Moser, to recommend that the Board of Supervisors approve the waiver requests from SALDO Sections 652 for curbs, Section 653 for sidewalks, Section 658 for concrete monuments, leaving the existing pins, and from Section 320 to permit the plan to be submitted as Preliminary/Final for the Leibman Subdivision. Motion passed unanimously. Mr. Hess asked for consideration for an approval at this time; Mr. Levan advised that the applicant should revise the plan as discussed and then return to the Planning Commission for further review.

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**Alpha Property Gaul Road SFH – Sketch Plan**

Karen Krater of Hoffert Engineering presented for the applicant. The plan shows 28 semi-detached homes on a 9 acre parcel on Gaul Road, zoned R-3. Ms. Hoffert said the applicant is proposing a 32' wide road and will limit parking to one side. Mr. Rhode noted the plan will need to be reviewed by the Fire Marshal and the Road Foreman. He noted the road is steep with a 12% grade. Ms. Hoffert asked for clarification on the suggested crosswalk; Mr. Rhode said ideally it would line up with the existing entrance to Green Valley Estates West. Ms. Krater presented a waiver request for relief from Section 652 of the Subdivision and Land Development Ordinance (SALDO) requiring installation of curbs along Gaul Road, with internal curbs to be provided as required; there are no other curbs in the immediate vicinity. The applicant also asks for relief from Section 653 of the SALDO requiring sidewalks along Gaul Road, with internal sidewalks to be provided; there are no other sidewalks in the immediate vicinity along Gaul Road. Mr. Crotty noted that a similar waiver request was approved for the development across the street. Mr. Rhode noted that there is no Stormwater plan, but it will be required for the Preliminary plan submission.

Ms. Stevens noted that Lower Heidelberg Township is not able to obtain any additional capacity from Sinking Spring. She has written to the Borough and is awaiting a reply. The Borough has reserved their remaining capacity for the downtown redevelopment project. When she receives a response from the Borough she will forward it to Ms. Hoffert. If the Borough does not have available capacity, they will not approve the Planning Module for this project, and the Township will not be able to move ahead with their approval. The applicant will research the availability of sewer capacity with the Borough of Sinking Spring.

**Time Extensions**

**On Motion** by Mr. Levan, seconded by Mr. Emery, to recommend to the Board of Supervisors to grant approval of the extension request for the Papermill Estates project until September 22, 2016. Motion passed unanimously.

**Other Business**

Mr. Levan reminded everyone that the next work session for the Planning Commission will be held on May 25<sup>th</sup>.

**Public Comment**

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

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**Adjournment**

**On Motion** by Mr. Levan, seconded by Mr. Nevitt, to adjourn at 8:27 p.m. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Theresa Conners".

Theresa Conners, Recording Secretary

Approved on: July 11, 2016