

Lower Heidelberg Township Planning Commission
Meeting Minutes
September 12, 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 and Member Edward Emery. 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).

Mr. Levan called the meeting to order at 7:05 p.m. The minutes from the July 11, 2016 meeting were reviewed. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to approve the minutes of July 11, 2016 as presented. Motion passed unanimously.

Paper Mill Estates – Preliminary Plan

Steve Bensinger presented on behalf of the applicant. The SSM review letter of September 9, 2016 was discussed. Mr. Bensinger said the letter is a “will comply”. He is in the process of submitting revised plans to Berks County Conservation District for the E&S controls; Mr. Rhode noted that he has spoken with Kevin Witmier of BCCD and is comfortable with the submission and that the applicant will be able to satisfy the requirements. In the past BCCD has required that applicants secure a permanent easement for the Stormwater, but that will not be the case here because of the reduction in the peak rate volume. Mr. Crotty noted that the previous plan had a Home Owners Association as responsible for the basin maintenance, but the current plan has one lot owner as responsible. He cautioned that this could become problematic if the lot owner was to vacate and not be able to sell the property; who would then maintain the basin? This should be addressed in the Stormwater maintenance agreement, along with seasonal mowing, observation and potential repairs.

On Motion by Mr. Nevitt, seconded by Mr. Levan, to recommend to the Board of Supervisors that the Township conditionally approve the Preliminary Plan for Papermill Estates, conditioned on the completion of the outstanding items of the SSM review letter of September 9, 2016. Motion passed unanimously.

Greco Property Request for Agricultural Zoning

The Greco family has requested a zoning change to allow their entire property on Gaul Road to be zoned A1; the property is currently split zoned and encompasses three zoning classifications. Mr. Crotty explained that if the entire property is zoned A1 it may help the Greco’s to move up the list from the County, helping to advance their property for the land preservation program. He noted that the A1 zoning classification is the most restrictive zoning classification. An ordinance allowing the change will be drafted and advertised and a hearing would then be held in front of the Board of Supervisors.

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On Motion by Mr. Levan, seconded by Mr. Emery, to recommend to the Board of Supervisors to approve and pursue the rezoning of the Greco property to all A-1 zoning classification to improve the chances of the County approving the tract for the land preservation program. 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 September 28th at 7:00 p.m. Mr. Levan noted that North Heidelberg Township has applied for an Emergency Permit with DEP in conjunction with a grant application for funding a bridge replacement. They have asked for Lower Heidelberg to complete a Municipal Land Use Letter for the project; the consensus was that as the project does not involve any Lower Heidelberg facilities or parcels, there is no need to complete the letter.

Mr. Levan announced that Member David Seip has tendered his letter of resignation after 46 of service to the Township as both a Township Supervisor and a member of the Planning Commission. Mr. Seip will be sorely missed. Mr. Levan noted that he reached out to Dean Hartman, who had applied during the last vacancy on the Commission, and he is still interested in serving. On Motion by Mr. Levan, seconded by Mr. Nevitt, to recommend to the Board of Supervisors to appoint Dean Hartman to fill the remainder of David Seip's term as member of the Planning Commission. Motion passed unanimously.

Mr. Levan noted that the Township will need to update the Floodplain Ordinance no later than March 21, 2017. The Planning Commission will begin review of the new language suggested as part of the update.

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 Conners, Recording Secretary

Approved on: October 10, 2016