

**Lower Heidelberg Township Planning Commission**  
**Meeting Minutes**  
**August 14, 2017**

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 Dean Hartman and Alternate Heath Kearney. Members William Moser and Edward Emery were absent. Also attending were Township Solicitor Michael Crotty and Township Engineers Glenn Neuhs (SSM), Ryan Rhode (Kraft) and Engineer Pamela Stevens (SDE).

Mr. Levan called the meeting to order at 7:07 p.m. The minutes from the June 12, 2017 regular meeting and the June 28, 2017 work session were reviewed. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to approve the regular meeting minutes of June 12, 2017 and the work session minutes for June 28, 2017, as presented. Motion passed unanimously.

**Westerly Tract Annexation Plan**

Engineer Steven Bensinger and Attorney Fred Riegel were present for the applicant. Mr. Bensinger explained that the applicant proposes a minor revision to the plan which was approved by the Township in September of 2015, but was never recorded. The SSM review letter of August 1, 2017 was discussed. Mr. Bensinger noted that Mr. Stricker will now acquire an additional 31 acres for a total of 101 acres; Mr. Reese will retain ownership of the existing lot consisting of 28 acres. A proposed non-building waiver form is to be submitted to DEP; Mr. Stricker noted he is still reviewing the document as it may limit his ability to fully use the property in the future. He has called DEP to discuss the form, but has not yet received a return phone call. Mr. Bensinger noted that the applicant has received verbal approval from the Berks County Agricultural Board and will forward the approval letter to the Township upon receipt. Mr. Bensinger also noted that the plan has been revised to include a note that the right to build on the property will reside with the 28 acre lot.

**On Motion** by Mr. Nevitt, seconded by Mr. Levan, to recommend to the Board of Supervisors to grant conditional approval of the Westerly Tract Annexation Plan Revision, conditioned on the receipt of the approval letter from the Berks County Agricultural Board, and the completion of the Non-Building Exemption (Waiver) for DEP. Motion passed unanimously.

**Community Evangelical Church – Phasing of Development**

Present for the applicant was Engineer Keith Roberts, who explained that Community Evangelical Church (CEC) previously received final approval for the development plan in 2012, at which time a financial security agreement was signed. Both the agreement and the approved plan were recorded, but CEC did not move forward with the plan at that time. The applicant recently applied for a building permit, which triggered the re-review of the development plan. At this time the applicant is requesting that the approved plan be divided into two phases. Phase One would include the a portion of the building improvements and a corresponding section of the stormwater management facilities; Phase Two would not be started until CEC is ready to begin the sanctuary improvements, at which point they would complete the stormwater management facilities.

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The SSM review letter of August 7, 2017 was discussed. Mr. Neuhs expressed concern that the plan currently in front of the Commission does not outline all of the required improvements, but instead refers to them by notes on the plan; this could lead to confusion in the field when inspections are required. If Mr. Rhode is the one doing the inspections, he at least knows the history of the project and that there are two different plan sets. Mr. Rhode asked if the applicant will be requesting to reduce the escrow; Mr. Roberts said they would not because of the amount of work involved in changing and re-recording the agreements. Mr. Roberts noted that the items from the review letter regarding stormwater management have all been addressed. Ms. Stevens noted that there are no sewer issues as there are no EDU increases. Mr. Crotty reminded Mr. Roberts that the applicant does have the right to request a reduction in the financial security amount; Mr. Roberts affirmed that they would rather leave it as is. Mr. Rhode noted that any value reduction can be reviewed when Phase Two is completed.

**On Motion** by Mr. Levan, seconded by Mr. Nevitt, to recommend that the Board of Supervisors approve the amended plan for Community Evangelical Church with the condition that the street cut and driveway be constructed per the latest Township guidelines. Motion passed unanimously.

**Time Extensions**

Mr. Levan noted that there were no time extension requests received this month.

**Other Business**

Mr. Levan noted that the next workshop meeting is scheduled for 7:00 p.m., Wednesday, August 30, 2017 at the Lower Heidelberg Township building. Mr. Levan reported that a letter was received from Planning Commission member Ed Emery resigning his position on the Commission. Ed has moved from the Township, and members of the Commission must actively reside in the Township. Mr. Levan noted the Heath Kearney has served as the Alternate Member during the last several months, and his experience brings a lot to the table. **On Motion** by Mr. Levan, seconded by Mr. Nevitt, to recommend that the Board of Supervisors appoint Heath Kearney to serve out the remaining term of Ed Emery. Motion passed unanimously.

**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 7:44p.m. Motion passed unanimously.

Respectfully submitted,

  
Theresa Conners, Recording Secretary

Approved on: November 13, 2017