

**Lower Heidelberg Township Planning Commission**  
**DRAFT Meeting Minutes**  
**In Person Meeting**  
**July 12, 2021**

The July 12, 2021 Meeting of the Lower Heidelberg Planning Commission was held at the Township Building, 720 Brownsville Road, Sinking Spring, on the above date. The July meeting was duly advertised to be held in person. Present were Chairman Dean Hartman, member Bill Moser and member Linda Williams. Also attending were Manager Pamela Stevens, Supervisor Chair Deborah P. Scull, Supervisor Vice-Chair Cheryl Johnson, Assistant Solicitor John Mahoney, Township Engineer Ryan Rhode. Guests present at the Meeting were John Roland, Gregg Bogia, Chuck Frantz, Lucky Deligianis, Georgine Zdravecki, Gus Kotasis, and Dave Kurtz.

Dean Hartman, the Planning Commission Chairman called the meeting to order at 7:01 PM.

Mr. Hartman requested approval of the May 10, 2021 Minutes, and there were no comments. **On Motion** by Mr. Hartman and Lind seconded. Mr. Hartman requested roll call: Mr. Hartman – Yes, Mrs. Williams – Yes, and Mr. Moser – Yes. Motion passed unanimously.

**Public Comment - None**

**Development Plans**

Penn Avenue Car Wash: Attorney John Roland began the car wash plan discussion and Attorney Roland is looking to receive conditional preliminary and final plan approval. The detention basin is a regional basin and takes stormwater from many properties. He discussed that there is a waiver for Section 302 for Preliminary Final Plan to be combined, and there are other waivers that have been recommended but are pending the Supervisor's approval. Mr. Bogia handed out the new waiver letter for Section 302, and noted that there are outside agencies approvals required. Assistant Solicitor Mahoney recommended that they focus on the Kraft Engineering July 9, 2021 review letter. Mr. Hartman asked about the stormwater. Mr. Rhode stated that the basin has been redesigned and Aluminum Alloys is now not flooded any longer. The calculations do work and the basin will meet the stormwater requirements. Mr. Rhode stated that the storm water waiver is new, Penn DOT Highway Occupancy Permit is still pending, they have the Berks County Conservation District approved, and there is no NPDES permit needed. Mr. Rhode will be requiring additional notes to be added to the Plans, and there are some new comments for stormwater and some for sanitary sewer. Mr. Rhode feels comfortable with a conditional preliminary final plan approval. Mr. Moser asked about the traffic control and Mr. Bogia noted that a median has been provided to assist the traffic flow. Mr. Renshaw acting as the Fire Marshal is fine with new layout. Mr. Moser asked about the parking spaces and Mr. Rhode stated that there are adequate spaces to meet the zoning. Mr. Hartman asked about the trees and the potential conflict with the sign due to the height of the trees. Assistant Solicitor Mahoney suggested that Mr. Bogia respond with which comments can be a "will comply". Assistant Solicitor Mahoney went through the Kraft Engineering letter, and it appears on pages 1 and 2 all of the comments are will comply, on page 3, the Highway Occupancy Permit is needed which can be a condition of approval, on page 4 concerns the water service provider, on page 5, there is the new waiver for Section 302 for combined Preliminary/Final Plan, on page 6 are stormwater comments and it appears they are mostly addressed, but there may be some stormwater conditions, and continuing there are signatures required which are a normal condition of approval, the Financial Security Agreements will be prepared by the Township Solicitor, the Stormwater Operation and Maintenance Agreement is also required which is a normal condition, there are Post Construction Stormwater Management (PCSM) Notes

to be added to the plan, and there are some PCSM comments to address. Assistant Solicitor Mahoney continued that Easements are needed since the stormwater system crosses both properties, and Mr. Bogia suggested a Blanket Easement, and the new comments on pages 8 & 9 will comply per Mr. Bogia. Mr. Bogia will have the pavement section increased for structural integrity, and the Sewer Comments on page 9 are all will comply per Mr. Bogia. The comments on page 10 will comply per Mr. Bogia, Fire Commissioner comments have been addressed. The General comments per Assistant Solicitor Mahoney on pages 10 to part way down on page 12, and Mr. Bogia responded will comply with comments. On page 13 per Assistant Solicitor Mahoney these comments are addressed, and he concurs that the review letter does not contain any comments that the engineer and applicant will be unable to comply. **On Motion** by Mr. Hartman recommend to the Board of Supervisors a combined preliminary/final plan approval at one time for the Roland real estate application of the Car Wash and addressing the July 9, 2021 Kraft Engineering letter seconded by Mrs. Williams, Roll Call all yes. The representatives should plan on attending the July 19, 2021 Supervisors Meeting for conditional preliminary/final plan approval and including all waivers.

Green Valley Terrace Village West Mr. Frantz from C2C was present to discuss the Green Valley Terrace Village West project. Mr. Hartman invited Mr. Frantz to summarize the project. Mr. Frantz presented Alpha Properties representatives Lucky Deligianis, Georgine Zdravecki, and Gus Kotasis. The project involves 2 parcels, one being 9 acres and the other being 1 acre. Mr. Bickle sold the parcel to Mr. Deligianis so that the minimum acreage becomes greater than the 10 acres that is required for a multi-family project. The plan is an annexation and a Land Development plan. Multi-family use is proposed and 2 apartment building are reflected as shown on the rendering. All services on the site will be private and the public sewer and water will be provided from Gaul Road. There are 2 existing access points which will continue to be used for the new project. The previous plan was a 50 unit townhouse presented in 2014 and in 2017 or so a 28 unit townhouse project was proposed. The previous problems with either of these was the 10 acre minimum for a multi-family use which could not be met. The natural resources were significantly disturbed by either of the Townhouses, but now with the apartments, this project will be disturbing 50% or less compared to 75% of disturbance and both building coverage and impervious coverage are significantly reduced. The proposed plan is now sensitive to the Township comments previously discussed. The Nursery was a previous use and the vegetation was the plants remaining from the nursery which did not meet the definition of Woodland. They submitted a plan to the Planning Commission with an idea and a plan that addressed most of the previous zoning concerns. Mr. Frantz summarized that there are a few zoning items still remaining including the density. The maximum density is 6 units per acre. The proposed plan currently reflects 6.6 units per acre which is 10% of relief. The review letter was to focus on the proposed use, layout, zoning issues and issues stated in Kraft's Engineering letter. Mr. Rhode issued a letter dated May 7, 2021 which identified the zoning issues to be addressed. Density calculation is based on the natural resources and available land. The photo packet is from one of the other Terrace Villages and this project will be of a similar style. Mrs. Williams asked about the proposed building and will the Apartment Buildings be 3 stories. Mr. Frantz said yes and with parking underneath. Mr. Hartman asked about the sewer capacity and Ms. Stevens stated that they had 6,600 plus gallons per day from the Sinking Spring Borough. The Apartments water usage will be metered and a very strict sewer service agreement would be required. Assistant Solicitor Mahoney asked what plan process were they interested in following and Mr. Frantz is moving toward a Zoning Hearing but are interested in possibly getting the Planning Commission and Board of Supervisors support. Assistant Solicitor Mahoney clarified that the 6 additional dwelling units would not negatively impact the building footprint and the Apartment building would still be 3 stories. Mr. Frantz stated that the apartments are mostly one to two bedrooms. Mr. Hartman asked where the 1 acre annexation parcel was located and Mr. Frantz and Mr. Kotasis discussed the location and the reasons why Mr. Bickle did not need the acre any longer so Mr. Deligianis could purchase it and annex it to the property. Mr. Frantz stated that the

driveway area is fairly flat. Mr. Hartman stated that he is not ready to make a recommendation and Mrs. Williams stated she thought this was only an informational presentation. Mr. Hartman would like to see it go to the Zoning Hearing Board. Assistant Solicitor Mahoney stated that the Township does not have a Zoning Hearing Application and once submitted then the ZHB Application goes onto the Planning Commission and Supervisors (BOS) Agendas. Within the next month Mr. Frantz expects to submit the Variance formally to the Zoning Hearing Board, and prior to the submission they are going to request to be on the BOS Agenda at the July 19, 2021 Meeting.

**Time Extensions – None**

**Other Business - None**

**New Business – R7 Expansion**

Mr. Hartman clarified that he thought that the previous Phoebe Zoning Hearings may have had zoning relief decision's but the Jesuit Center was not involved in these Hearings. Mr. Kurtz brought up that he had heard 300 units being proposed and there will be a big increase in with traffic, and he has concerns for the intersection of Gaul Road and Penn Avenue. Should traffic studies be required for both the Apartments and the Phoebe Expansion. Assistant Solicitor Mahoney discussed in his opinion concerning the expansion of the R7 District that more information is needed including a concept plan for the proposed use of the Jesuit property. The Phoebe team just proposed a discussion and did not submit a concept plan. Mr. Hartman noted the Penn Ave access in the existing Phoebe complex, and asked if the existing roads could be extended into the Jesuit Center. Ms. Stevens explained that she thought the topography would not permit the existing Phoebe road system to be extended into the Jesuit property. Ms. Stevens noted that the proposed concept is for taxable property. Assistant Solicitor Mahoney stated this would be age restricted which does not impact the Township services as much as a standard residential development.

There being no further business or public comment, the Planning Commission meeting was adjourned at 8:35 pm **On Motion** by Mr. Hartman and seconded by Mrs. Williams.

Respectfully submitted,  
Pamela J. Stevens Recording Secretary for the Planning Commission

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