



# SOUTH HEIDELBERG TOWNSHIP

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## PLANNING COMMISSION MEETING AGENDA

April 6, 2021

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### CALL TO ORDER/PLEDGE OF ALLEGIANCE

1. Call to Order and Pledge of Allegiance by Chairman Behling.

### ANNOUNCEMENTS

2. The meeting is being audio and video recorded via the Zoom application to ensure accuracy of documenting meeting minutes.

### MEETING MINUTES

3. Approve Minutes of the March 2, 2021 Planning Commission Meeting

### PUBLIC COMMENT

4. Receive Public Comment

### NEW BUSINESS

5. **Prime Wellness Expansion Phase 2 – Preliminary/Final Land Development**  
An expansion of the medical marijuana grower/processor facility is proposed for property at the southeastern corner of Krick Lane and Corporate Boulevard. The previously approved Prime Wellness property (lot A) is GA 3, LLC. The record owner of lot B is Prime Wellness of Pennsylvania, LLC. The two (2) adjacent lots are to be joined in common deed. Lot A is in the I-2 Zoning District and Lot B in the I-1 Zoning District. The plan proposes a 3,200 square foot expansion of the existing building, an 85,392 square foot building on Lot B, a future 152,208 square foot expansion on Lot B, a 4,420 square foot “internal connection” between the two buildings and other related site improvements. A review letter was issued by Kraft Engineering dated March 30, 2021.
6. **Lot#1 Starbucks – Preliminary/Final Land Development Plan**  
The equitable owner of Lot #1 is Penn Avenue– Shillington LLC. The plans are prepared by Penn Terra Engineering, LLC, includes fourteen (19) plan sheets dated March 9, 2021. A 7,200 square foot building is proposed at the southwest corner of Aspen Avenue and Penn Avenue (SR 0422) in the General Commercial (C-2) Zoning District. The Plan proposes a Starbucks with retail use and a restaurant with a single drive-thru lane which are all uses by right. A review letter was issued by Kraft Engineering dated April 6, 2021.
7. Receive Public Comment
8. Adjournment