



# SOUTH HEIDELBERG TOWNSHIP

## PLANNING COMMISSION MEETING AGENDA

November 2, 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 recorded to ensure accuracy of documenting meeting minutes.

### MEETING MINUTES

3. Action to approve October 5, 2021 Meeting Minutes

### PUBLIC COMMENT

4. Receive Public Comment

### NEW BUSINESS

5. Wolfskill Lot Annexation Plan

A Sketch Plan of Record has been submitted for a lot annexation of two (2) parcels owned by Cindy and David Wolfskill. The single plan sheet is prepared by E.R. Felty, Inc. and dated October 15, 2021.

6. Premises B (as defined on the Plan) is a 75.195-acre parcel with frontage on South Church Road. This parcel is partially located within Wernersville Borough and South Heidelberg Township. The other subject parcel is a 106.634-acre parcel with frontage on Krick Lane. Premises B is adding the annexation of 26.633-acres, which includes an existing residential structure and several accessory structures related to farming. Review letter issued by Kraft Engineering dated November 1, 2021.

7. Ace Hardware – Secondary Building

A Preliminary / Final Land Development Plan has been submitted for the reconstruction of a secondary building on the Ace Hardware 4608 Penn Avenue parcel owned by E.C. Shenk Enterprises LLC. The two (2) plan sheets were prepared by Berks Surveying and Engineering, Inc. and dated October 14, 2021.

An existing building just east of the Ace Hardware building is proposed to be demolished and reconstructed in the same general footprint. The proposed use is partially for retail display and partially for storage, but both will be accessory to the retail use of Ace Hardware. The construction is limited to this secondary building and the immediate area to address paving, parking, and landscaping needs.

8. Mavis Tire Center Preliminary/Final Land Development Plan.

Action regarding Mavis Tire Center Preliminary Final Land Development Plan. The revised October 15, 2021 plan prepared by Bohler Engineering NJ, LLC are for an

eight (8) bay, 6,724 square foot motor vehicle service station and repair garage on the northwest corner of Penn Avenue (SR 0422) and Sinking Spring Shopping Center driveway. The lot is in the General Commercial (C-2) Zoning District. In addition to the proposed land development the subject 1.36 acre Mavis Tire lot is proposing a subdivision from the original 13.94 acre lot. Review letter issued by Kraft Engineering dated November 1, 2021.

9. Receive Public Comment

10. Adjournment