



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION Meeting Minutes – January 3, 2023

CALL TO ORDER/PLEDGE

The Planning Commission of the Township of South Heidelberg met at the Municipal Building for the Planning Commission meeting. The meeting was called to order by Chairman Behling at 7:00 PM, on January 3, 2023, followed by the Pledge of Allegiance to the Flag.

ATTENDEES

Planning Commission

Robert Behling
Kevin Kurtz
Tami Shimp
Dean Baim
Michael Davis

Township Staff & Advisors

Solicitor, Bradley Davis
Engineer, Scott Andersen
Secretary, Lori Wisser

MEETING MINUTES

Chairman Behling announced that the meeting was recorded for the accuracy of the minutes. A motion was made by Ms. Shimp, seconded by Mr. Baim, and the Commission unanimously approved the meeting minutes from the December 6, 2022.

PUBLIC COMMENT

Mr. Behling requested public comment and there was none.

RE-ORGANIZATION 2023

Solicitor Davis assumed the chair to proceed with the re-organization by first asking for nominations for the Chairman of the Planning Commission.

Mr. Baim made the motion to nominate Robert Behling and no other nominations were offered. Solicitor Davis closed nominations and asked if there was a motion to nominate Robert Behling as Chairman of the Planning Commission. A motion was made by Mr. Baim, seconded by Mr. Kurtz, and carried unanimously.

Chairman Elect Behling accepted a motion from Mr. Baim to keep the remaining officers the same. No other nominations were received, and the nominations were closed. A motion was made by Mr. Baim, seconded by Mr. Davis, and carried unanimously by the Board naming Dean Baim to the position of Vice-Chairman and Kevin Kurtz as Secretary for 2023.

NEW BUSINESS

Preliminary Land Development Plan for Lot #3 of the Members First Land Development and Subdivision Plan. The plans are prepared by BL Companies and include twenty-six (26) plan sheets dated December 12, 2022. Additionally, a Post Construction Stormwater Management Narrative & Calculations dated December 12, 2022, and prepared by BL Companies was included in the submission. Lastly, a trip generation comparison and traffic

impact fee calculation dated November 22, 2022 and prepared by Traffic Planning and Design, Inc. was included. A 5,315 square foot building is proposed at the southwest corner of Penn Avenue (SR 0422) and the new driveway into the Members First Subdivision in the General Commercial (C-2) Zoning District. The Plan proposes a single tunnel car wash with drive thru lanes which are all uses by right.

Travis Damico of BL Properties and Tyler Weber, the facility owner, were in attendance to present the details of the plan. The hours of operation will be 7AM to 8PM, 2-4 employees per shift. Parking for staff was discussed along with the need to remove a vacuum. Mr. Andersen reviewed the letter highlighting noise generated, the lighting of the access drive, and a review of shared access agreements by Solicitor. The recreation fee is calculated as \$2625.00. Fire Commissioner review & confirmation. Transportation Impact Fee will be \$80,730.00.

Mr. Baim made a motion to recommend a waiver of the Utility, Recreation, Fiscal, Environmental, and Hydrological studies to the BOS. The motion was seconded by Ms. Shimp and passed unanimously.

Engineering recommends that details from the Municipal Authority and Stormwater be reviewed prior to any action on the plan. At this time no action was recommended by the Commission.

Preliminary/Final Plan for the proposed Popeyes on Lot #5 of the Members First Land Development and Subdivision Plan. The plans are prepared by C2C Design Group and include ten (10) plan sheets dated December 20, 2022. A 2,311 square foot building is proposed on Lot #5 of the Members First Subdivision on Penn Avenue (SR 0422). This lot is just west of the currently proposed Tommy's carwash. The Plan proposes a single lane drive thru Popeyes restaurant in the General Commercial (C-2) Zoning District.

Chuck Frantz of C2C Design and Mike Brown of Motus Equities were in attendance to discuss the plan. Mr. Frantz gave an overview of the plan development. Mr. Frantz and Mr. Andersen went through the items addressed in the Engineer's letter of January 3, 2023. There was a lengthy discussion on the traffic flow and stacking in the drive thru and loading area. Mr. Frantz inquired about requirements for landscaping and Mr. Andersen noted the requirement for a residential buffer.

Mr. Frantz noted the need for waiver for Preliminary/Final and waivers on studies. No Action was taken on the plan.

PUBLIC COMMENT

No Public Comment

ADJOURNMENT

A motion to adjourn was made by Mr. Kurtz seconded by Mr. Baim and carried unanimously by the commission. The meeting was adjourned at 8:40 PM.



Kevin Kurtz, Secretary