



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION

Meeting Minutes – January 5, 2021

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 held via Zoom Meeting due to the COVID concerns. The meeting was called to order by Chairman Behling at 7:00 PM, on January 5, 2021 followed by the Pledge of Allegiance to the Flag.

MEETING ATTENDEES

Planning Commission

Robert Behling
Kevin Kurtz
Tami Shimp
Dean Baim

Township Staff & Advisors

Solicitor, Andrew George
Engineer, Scott Anderson
Township Manager, Sean McKee
Secretary, Lori Walton Wisser

MEETING MINUTES

A motion was made by Mr. Baim, seconded by Mr. Kurtz, and carried unanimously by the Commission to approve the meeting minutes from the December 1, 2020 meeting as submitted.

PUBLIC COMMENT

Mr. Behling requested public comment and there was none.

RE-ORGANIZATION 2021

Solicitor George 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 George 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. Shimp, and carried unanimously by the Board naming Dean Baim to the position of Vice-Chairman and Kevin Kurtz as Secretary for 2021.

NEW BUSINESS

Industrial Park Lot 11- Preliminary Plan Subdivision and Land Development

Preliminary Subdivision and Land Development Plan Submitted by L&U Reality for Lot 11 of the Industrial Park located on Corporate Blvd. The site is located along the northern side of the cul-de-sac on Corporate Drive. The plan proposed a subdivision of the existing lot 11 into 2 resultant lots, and an 84,000 square foot office/warehouse on lot 11A. A review letter was issued by Kraft

Engineering on December 31, 2020 along with a Review Letter received from the Berks County Planning Commission dated December 22, 2020.

Steve Bensinger from Stackhouse Bensinger was in attendance to discuss the engineering letter of December 31, 2020. Mr. Bensinger stated that 90 % of the items listed could be met but there are a few items he would like to review.

COMPLIANCE WITH ZONING ORDINANCE

#3-Operation of the Building-Mr. Lieberman of 3 Dutch Court will be relocating his business to this new larger building. His business sells medical supplies which is low activity and generating only 2-3 trucks between 10 & 3. Six employees with a max of 8.

#4-rear Lot Buffer-A minimal Existing 60ft wooded and brush is planned to be preserved and there is no plan for additional trees or bush. Mr. Anderson stated that the plan needs to show what is coming down on the property side and against the railroad bed. It is believed that there will be enough buffer to meet the criteria. Mr. Lenny Lieberman stated that they are willing to add pine trees to increase the buffer.

#5-Location of Dumpsters-Mr. Bensinger stated that there will not be any dumpsters. Mr. Lieberman will be keeping all the trash inside and it will be rolled out for pick-up. Mr. Anderson asked for a note to be added to the plan.

#12-Parking- Mr. Bensinger stated that only 23 parking spaces are needed but the design has space for parking to be added if a new owner would require it and that is all noted on the plan. It can be noted into the agreement for future referenced and the BOS approval. Visitors handicapped and delivery will be at the rear or side of the building.

#13-Note to Plan-Mr. Bensinger will add that note to the plan.

COMPLIANCE WITH FLOOD PLAIN ORDINANCE

#1-Plan reference- Flood zone AE - with a floodway will be added. Floodway at the creek on the neighboring Amerigas property the flood plain is very large coming off the creek. The railroad bridge is too small basically creating back water which creates this flood plain.

#2-Fill- Mr. Bensinger stated that the plan shows grading & fill at the driveway end and detention pond berm in flood plain and Mr. Bensinger requested a waiver. Mr. Anderson stated the fill as proposed may achieve the ordinance parameters and a waiver may not be required. Mr. Bensinger stated that they could make the necessary calculations.

#4- Waiver for plan scale- Mr. Anderson was agreeable.

#5-Identify existing wooded area on plan-Mr. Bensinger stated that they can show the existing wooded area on the plan.

#6-Improvements Agreement-Mr. Bensinger understands there will be, and improvements agreement and Financial Security required

#7- Grading Easement-Mr. Bensinger and Mr. Anderson will look at the agreement both agree that it should be able to be addressed.

#8-Lot 11B-Amount of usable area outside the flood plain. Lot 11A is fine but Mr. Bensinger will supply concept plan for Lot 11B showing the fill and elevation information in the flood plain areas and how they expect to meet criteria. Mr. Bensinger suggested that the E&S be done for both Lots as it relates to the fill against the ordinance requirements.

#10-Public Sewer Connection-Mr. Bensinger stated that they would like to tie into the existing sanitary sewer line rather than running a lateral all the way back to the railroad area. He would also like to check the Easement Agreement before looking into an agreement with Reading Pretzel Machinery Corporation.

11,12,13-Mr. Bensinger will be working on and in some cases has started.

#14-Fire & EMS Services- Mr. Benninger's discussion with the Fire Commissioner resulted in the commissioner requiring access on all sides of the building. A 12 ft flat area no paving or stone required. Mr. Bensinger will be submitting the plan to the Fire Commissioner to review. An additional hydrant may be requested.

#15-Waiver from Traffic Impact Study- very low impact. Rick McDougall stated there is a fixed payment in place which is required to be made from South Heidelberg Associates. Mr. Anderson stated he did not feel the Traffic Impact Study would be required for this lot.

#16-Waiver from Utility Impact Study- Due to small number of employees Mr. Anderson has no issue with this request. No processing requiring utilities.

#17-Waiver from Recreational Impact Study-asking for waiver from study but acknowledging the Recreation Impact Fee required.

#18-Waiver from Fiscal Impact Analysis-Mr. Anderson had no issue with the waiver.

#19-Waiver from Environmental Impact Study- Mr. Anderson had no issue with the waiver.

#20- Waiver from Hydrogeological Impact Study-The facility will be using public water and not impacting the water table; therefore, a waiver is requested. Mr. Anderson stated given the proposed use the waiver request is reasonable.

21 & 22- Waiver from Curb & Sidewalk Requirements-Curb and Sidewalk waiver is requested and Mr. Anderson found reasonable since no other property along Corporate Drive has either. Mr. Bensinger stated that there would be curb stops on park spaces, and that there are large, paved shoulders on the road for protection.

Mr. Bensinger finished his review of the letter items noting that all other items in the remainder of the letter would be addressed. Mr. Baim inquired if there was any study done on sink holes in the area. Mr. Bensinger noted they would be putting notes on the plan concerning the carbonate geology since sink holes are an ongoing issue in many areas of Berks County. Mr. Baim also inquired about parking lot and building run off and it was noted by Mr. Bensinger that an infiltration basin at the railroad track would be the target for all stormwater and roof drains.

On a motion by Mr. Baim seconded by Mrs. Shimp the Planning Commission voted unanimously to recommend the waiver requests for #4, #15, #16, #17, #18, #19, #20, #21, #22 for LOT 11A only as outlined in the engineer's review letter dated December 31, 2020.

On a motion by Mr. Kurtz, seconded by Mr. Baim the Planning Commission voted unanimously to recommend conditional preliminary plan approval based on the engineer's review letter dated December 31, 2020.

PUBLIC COMMENT

Mr. Behling opened the floor for public comment. Mr. Boulanger wish the Commission a Happy New Year.

ADJOURNMENT

A motion to adjourn was made by Mrs. Shimp, seconded by Mr. Baim and carried unanimously by the commission. The meeting adjourned at 8:13 PM.

Kevin Kurtz, Secretary