



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION

Meeting Minutes – February 5, 2019

CALL TO ORDER/PLEDGE

The Planning Commission of the Township of South Heidelberg met at the Municipal Building for a special Planning Commission meeting. The meeting was called to order by Chairman Behling at 7:00 PM, on February 5, 2019 followed by the Pledge of Allegiance to the Flag.

MEETING ATTENDEES

Planning Commission

Robert Behling
Dean Baim
Kevin Kurtz
Tami Shimp

Township Staff & Advisors

Township Solicitor, Alex Elliker, Esq.
Township Engineer, Todd Greenawalt
Township Secretary, Lori Walton Wisser

ANNOUNCEMENTS

The meeting is being recorded to accurately document the meeting minutes.

PUBLIC COMMENT

Mr. Behling asked if anyone wished to address the Planning Commission.
No one was present for comment.

MEETING MINUTES

A motion was made by Mrs. Shimp, seconded by Mr. Baim and carried unanimously by the Board to approve the meeting minutes from the January 8, 2019 meeting as electronically distributed.

NEW BUSINESS

Review Sketch Plan – Misiti/Masano Lot Annexation – Th plan is to create an annexation parcel from existing lot owned by Bruce Masano and add it to the existing lot owned by Nino Misiti. The proposed size of the annexation parcel is 3883.96 square feet; it is located along Oak Drive, a private road. No site improvements are proposed. The existing lots are served by on lot water supply and community sewer system. The area is zoned Rural Conservation District (RC). The plan has been reviewed by SSM per their letter dated February 1, 2019. Mr. Greenawalt outlined the items in the review letter noting the following:

Item 6 - The well is not located in the proposed annexation portion of the lot.

Item 5 - Need to officially request a waiver for change of scale 1" = 30'

On a motion by Mr. Kurtz, seconded by Mr. Baim it was unanimously recommended to accept the waiver request for plan submission scale of 1" = 30'.

The applicant indicated they are willing to accept the comments outlined by SSM in their letter of February 1, 2019.

On a motion by Mr. Kurtz, seconded by Mr. Baim it was unanimously recommended that the Masano/Misiti Sketch for Record be presented to the Board of Supervisors for approval contingent on the Engineer's recommendations as outlined in the review letter dated February 1, 2019 and subject to a favorable review from the Berks County Planning Commission.

Review Final Subdivision Plan – Eisenhower Property – The plan relates to a parcel located along Aspen Avenue and Penn Avenue (SR0422), formerly known as the Spring Meadows Commercial Lot. The plan proposes the lot to be subdivided into four lots ranging from 1.72 acres to 4.12 acres. The lots are proposed to be served by public sewer and water and to be accessed via two access drives shown on the Land Development Plan of Lot 2. The tract is zoned C-2; however pursuant to the Route 422 overlay, Conditional Use approval was granted to reduce the building and parking setback from Route 422.

No county review needed per the Engineer. Application and checks were returned to applicant.

Adam Davis & Dale Gingrich were in attendance to present the subdivision plan and review the plans with the Planning Commission Board. They are expecting Penn Dot approval of the Traffic impact study shortly.

The applicant agrees with the 8 compliance notes listed in the SSM review letter dated February 1, 2019.

On a motion by Mr. Baim, seconded by Mrs. Shimp it was unanimously recommended to recommend approval of the Eisenhower Final Sub Division Plan pursuant to the SSM letter of February 1, 2019.

Review Final Land Development Plan – Members First Credit Union. The plan relates to proposed commercial development of 9.57 acres along Penn Ave (SR0422) west of Aspen Avenue with, proposed access to Aspen Avenue and to Penn Avenue as a fourth leg to the Green Valley Road intersection. The plan has been reviewed by SSM per their letter dated February 1, 2019.

Mr. Davis of BL Properties stated that they have no issues with the comments outlined in the February 1, 2019 review letter.

Mr. Gingrich expressed that Members 1st is currently considering updating their brand which may slightly update the building façade from what was previously presented and has been their consistent building appearance. At this time, he is not sure exactly what the new façade will look like but expressed that he will be in contact with the Planning Commission to present the new branding details. The new façade front and rear will convey the same clean appearance that the current design does. If there was some issue with the new branding Members 1st would revert to the original façade submission.

Mr. Greenwalt reviewed the comments. Mr. Greenwalt instructed Mr. Davis to strike item #15. Mr. Greenawalt requested plan detail for the bollards and placement of a note on the plan detailing trash removal. The panel engaged in short discussions concerning stormwater, screening at the retaining wall, lighting appropriate to the neighboring residential areas and walkways.

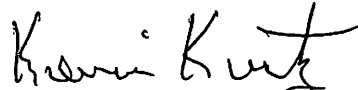
On a motion by Mr. Baim seconded by Mrs. Shimp, Final Land Development Plan approval was unanimously recommended pursuant to the SSM letter of February 1, 2019 along with mentioned meeting comments.

PUBLIC COMMENT

Mr. Behling opened the floor for public comment. There was none.

ADJOURNMENT

A motion to adjourn was made by Mr. Baim, seconded by Mr. Kurtz and carried unanimously by the panel. The meeting adjourned at 8:03 PM.



Kevin Kurtz, Secretary