



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION Meeting Minutes – February 7, 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 February 7, 2023, followed by the Pledge of Allegiance to the Flag.

ATTENDEES

Planning Commission

Robert Behling
Kevin Kurtz
Dean Baim
Michael Davis

Township Staff & Advisors

Solicitor, Colin MacFarlane
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 Mr. Baim, seconded by Mr. Kurtz, and the Commission unanimously approved the meeting minutes from the January 6, 2023.

PUBLIC COMMENT

Mr. Behling requested public comment and there was none.

NEW BUSINESS

Stor4You Storage: A Preliminary/Final Land Development Plan has been submitted for an Indoor Self-Storage Facility on Lot #4 of the Members First Subdivision Plan consists of fifteen (15) sheets dated January 24, 2023. A 40,000 square foot two story self-storage facility is proposed at the southwest corner of the Members First Subdivision. The lot is in the C-2 Zoning District. The review letter is issued by Kraft Municipal Group and dated February 7, 2023.

Chuck Franz of C2C Design and Rich Savoy & Dan Whitney of Stor4You were in attendance to present the plan. Mr. Frantz reported that the South Heidelberg Township Zoning Hearing Board had issued a decision permitting the use in the district. The new plan is the same concept as prior renderings but has addressed the need for sewer easement and landscaping on the west side. The lower loading area has moved to the center of the building allowing for the SWM area to be placed to its side. Parking spaces have been adjusted and meet ordinance requirements. Mr. Franz stated that they are not seeking action on the plan, only feedback for further revisions that might be required to advance closer to a recommendation of a future submission. Areas of discussion included turning template plan for emergency vehicles, low volume turnover of rental units, defining of access easement area per the agreement, SWM surface basin separated from the parking lot by a retaining wall and guiderail system. Mr. Franz noted that they are communicating with Motus - Popeyes to evaluate how the two properties will align and how they

should relate in areas of SWM and Utilities. No dumpster will be available to customers. They must take their trash with them. Mr. Andersen made comments as they related to the engineering letter of February 7, 2023.

Tommy's Carwash: A 5,315 square foot building is proposed on Lot 3 of the Members First Subdivision on Penn Avenue (SR 0422). 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 several approach lanes and multiple self-vacuum parking spaces. The review letter is issued by Kraft Municipal Group and dated February 6, 2023.

Travis Damico of BL Company and Tyler Weber with Tommy's Carwash were in attendance to present the plan. Since the last meeting Mr. Damico reported that they have responded to all outside agencies including water, sewer, conservation district with submissions dated January 24th. Mr. Andersen did contact the conservation district who has not issued a letter yet, but it was expressed that they have no major concerns about the submission. Noise levels for vacuum equates a moderate rainfall. The ordinance is only related to construction. Placement of units and setbacks, retaining wall are in place to buffer the noise with hours ending at 8PM and power to vacuums being shut off when the facility is closed. Mr. Andersen requested slopes on water removal pipes to be provided.

Mr. Andersen stated that there are still details with outside agencies to be addressed but supports the request for waiver of 502.1 Preliminary Plan and the request for Conditional Preliminary/Final approval.

On a motion by Mr. Baim seconded by Mr. Davis the Planning Commission voted unanimously to recommend the request for waiver of section 502.1 Submission of Preliminary Plan.

On a motion by Mr. Baim seconded by Mr. Davis the Planning Commission voted unanimously to recommend Conditional Preliminary/Final Plan approval based on the Engineer's letter of February 6, 2023.

Popeye's Louisiana Kitchen, Inc.: 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 includes ten (10) plan sheets dated December 20, 2022 (Revised February 21, 2023). A 1,997 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 Franz of C2C Design and Mike Brown of Motus Equities were in attendance to present the changes in the plan including the drive thru and cueing lane, parking spaces, trash dumpster location with front load pick up, sidewalk. Delivery will be a small box truck after hours. The Commission reviewed lighting and landscape buffer.

On a motion by Mr. Kurtz seconded by Mr. Baim the Planning Commission voted unanimously to recommend the request for waiver of section 502.1 Submission of Preliminary Plan.

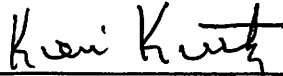
The Engineer's would like to see review letters from outside agencies before recommending plan approval. No action on plan was taken.

PUBLIC COMMENT

No Public Comment

ADJOURNMENT

A motion to adjourn was made by Mr. Baim seconded by Mr. Kurtz and carried unanimously by the commission. The meeting was adjourned at 8.45 PM.

A handwritten signature in black ink that reads "Kevin Kurtz". The signature is written in a cursive style with a large, looped "K" and "K".

Kevin Kurtz, Secretary