



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION

Meeting Minutes – March 2, 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 March 2, 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, Colin Macfarlane
Engineer, Scott Anderson
Township Manager, Sean McKee
Secretary, Lori Walton Wisser

MEETING MINUTES

A motion was made by Mr. Baim, seconded by Ms. Shimp, and carried unanimously by the Commission to approve the meeting minutes from the January 5, 2021 meeting as submitted.

PUBLIC COMMENT

Mr. Behling requested public comment and there was none.

NEW BUSINESS

Industrial Park Lot 11- Final Plan Subdivision and Land Development

L&U Realty submitted the plans which were prepared by Stackhouse Bensinger, Inc. and include twenty-two (22) plan sheets dated February 2, 2021. The site is located along the northern side of the cul-de-sac on Corporate Drive. The plan proposes a subdivision of the existing lot 11 into two (2) resultant lots, and an 84,000 square foot office/warehouse on Lot 11A. A review letter was issued by Kraft dated February 28, 2021.

Rick McDougall & Steve Bensinger from Stackhouse Bensinger were in attendance to discuss the details of the engineering letter with Scott Anderson of Kraft Engineering.

Compliance With Zoning Ordinance

#2 - Increased height of lights requires approval from the BOS and Mr. Mcfarlane mentioned that it could be addressed in the Improvement's Agreement, but he would suggest that approval from the BOS should also be obtained in the form of a waiver.

Compliance With Floodplain Ordinance

#1 - Scott reviewed the requirement for the applicant to obtain a Letter of Map Revision based on fill and notate it on the plan to be approved by the BOS.

Compliance With Subdivision and Land Development Ordinance

#4 - Sewer Authority did not respond yet to confirm the easement and proposed connection with the Reading Pretzel Machinery Corporation lot. A new agreement may be required between the two properties.

#6 - Waiting for the E&S review from the County Conservation District. Scott to supply second E&S plan sheet that has been revised and updated.

#8 - Fire Commissioner has reviewed and approved hydrants and building access.

#9 - Waivers that were approved by the BOS should be reflected on the plans.

Mr. Anderson noted in summary the following larger items to address are having the plans reflect FEMA review/approval in notation on the plans. Response is still needed from the Sewer Authority on the Easement /Connection legalities. The response is still needed from the Berks County Conservation District.

On a motion by Mr. Baim, seconded by Ms. Shimp the Planning Commission voted unanimously to recommend a waiver for the light pole height to be extended from 20 ft to 23 ft. The waiver is not to set a precedent but to address this situation only.

On a motion by Mr. Baim, seconded by Mr. Kurtz the Planning Commission voted unanimously to recommend conditional final plan approval based on the engineer's review letter dated February 28, 2021. The Planning Commission also notes the required receipt of reviews by FEMA, the Conservation District, and the South Heidelberg Township Municipal Authority.

PUBLIC COMMENT

Mr. Behling opened the floor for public comment.

ADJOURNMENT

A motion to adjourn was made by Mrs. Kurtz, seconded by Mr. Baim, and carried unanimously by the commission. The meeting adjourned at 7:55 PM.



Kevin Kurtz, Secretary