



SOUTH HEIDELBERG TOWNSHIP

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

ATTENDEES

Planning Commission

Robert Behling
Kevin Kurtz
Dean Baim
Tami Shimp
Michael Davis

Township Staff & Advisors

Solicitor, Colin MacFarlane
Engineer, Scott Andersen
Sean McKee, Township Manager
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. Kurtz seconded by Mr. Baim, and the Commission unanimously approved the meeting minutes from the February 7, 2023.

PUBLIC COMMENT

Mr. Behling requested public comment and there was none.

NEW BUSINESS

Stor4You Storage: A revised 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 March 6, 2023.

Chuck Franz of C2C Design and Rich Savoy of Stor4You were in attendance to present the plan. Mr. Frantz reported that the still had some work to do with submissions to some outside agencies. Mr. Andersen highlight the lower parking sidewalk & lighting comments. Mr. Savoy stated that they expect to come back in April with agency responses and the Engineer's items addressed. No action was taken on the plan.

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. The review letter is issued by Kraft Municipal Group and dated March 6, 2023

Mr. Frantz of C2C and Mr. Brown of Motus Equities reported that submissions were made to the County Conservation District with requests that they be expedited. CCD deemed the plan administratively complete, and some technical comments are still expected. Mr. Andersen confirmed that remaining outstanding items are supplemental for the record and would not make changes to the plan. Mr. Franz is requesting Conditional Preliminary/Final Approval. Mr. Brown posed questions concerning the barrier to the residential community south of the development.

On a motion by Ms. Shimp seconded by Mr. Brown the Planning Commission voted unanimously to recommend Conditional Preliminary/Final Approval based on the Engineer's review letter of March 6, 2023.

An expected project start date might be June 2023 with opening by year end.

PUBLIC COMMENT

No Public Comment

Mr. McKee gave the Commission an update on Township projects.

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 8:39 PM.



Kevin Kurtz, Secretary