



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION Meeting Minutes – June 2, 2020

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 attended in person and also via Zoom Meeting due to the COVID pandemic. The meeting was called to order by Chairman Behling at 7:02 PM, on June 2, 2020 followed by the Pledge of Allegiance to the Flag.

MEETING ATTENDEES

Planning Commission
Robert Behling (via Zoom)
Kevin Kurtz
Tami Shimp
Dean Baim

Township Staff & Advisors
Solicitor, Alex Elliker, Esq. (via Zoom)
Engineer, Todd Greenawalt
Township Manager, Sean McKee
Secretary, Lori Walton Wissner

RE-ORGANIZATION

Solicitor Elliker noted that before the meeting begins that this is the first Planning Commission meeting in 2020 and as such re-organization to include naming officers of the Commission must occur. Solicitor Elliker proceeded with the re-organization by first asking for nominations for the Chairman of the Planning Commissions.

Planning Commission Member Kevin Kurtz nominated Robert Behling. No other nominations were offered. Solicitor Elliker closed nominations and asked if there was a motion to nominated Robert Behling as Chairman of the Planning Commission. A motion was made by Mrs. Shimp, seconded by Mr. Baim and carried unanimously by the Board to name Robert Behling to the position of Chairman of the Planning Commission.

Solicitor Elliker next took nominations for Vice-Chairman. Mr. Kurtz nominated Dean Baim. No other nominations were received and Solicitor Elliker closed nominations. A motion was made by Mr. Kurtz, seconded by Mr. Behling and carried unanimously by the Board to name Dean Baim to the position of Vice-Chairman of the Planning Commission.

Solicitor Elliker next took nominations for the Secretary. Mr. Behling nominated Mr. Kurtz as Secretary of the Planning Commissions. No other nominations were received and Solicitor Elliker closed nominations. A motion was made by Mrs. Shimp, seconded by Mr. Behling and carried unanimously by the Board to name Kevin Kurtz to the position of Secretary of the Planning Commission.

With no further Re-Organization items, Solicitor Elliker turned back the meeting to Chairman Behling.

MEETING MINUTES

A motion was made by Mr. Kurtz, seconded by Mrs. Shimp and carried unanimously by the Commission to approve the meeting minutes from the November 5, 2019 meeting as submitted.

PUBLIC COMMENT

Mr. Behling asked if anyone wished to address the Planning Commission.

No one was present for comment in person or via Zoom. Mr. Behling asked if any members of the public were participating via Zoom and Mr. McKee stated that no one from the public has attended however the Zoom information was published on the website and on Facebook.

NEW BUSINESS

Prime Wellness Cultivation Facility – Revised Plan of Record. Township Manager McKee noted that the original plan and revised plan are both presented to those in person and joining via Zoom meeting. Sharon Ali, the General Manager of Prime Wellness provided an overview of extending their current facility. Ms. Ali stated it's been three years since Prime Wellness received their license and began to operate in the Commonwealth. Ms. Ali stated that the direction from the state of PA is to expand due to the demand in the market and the revised plan reflects an expansion to meet the expanding demand. Ms. Ali stated that the current facility is tapped out as far as capacity. Facility Manager Brandon Miller stated that currently the existing facility cannot meet the demand for medical marijuana in the state. Mr. Behling asked if there is an expansion of the building, if there would be an expansion in the number of employees. Ms. Ali stated that Prime Wellness would not be adding employees. Mr. Behling also asked if further expansion was possible. Ms. Ali stated that expansion is always a possibility but the focus is on the current expansion.

Engineer Scott Miller (via Zoom) of Stackhouse Bensinger was present to review a revised plan of record for the Prime Wellness Cultivation Facility. Mr. Miller stated the plan proposes to construct a 10,625 square foot building addition to the existing Prime Wellness facility located on an 8-acre parcel along Corporate Boulevard and Krick Lane. Mr. Miller stated the recorded plan proposed a 25,000 square foot greenhouse rather than a building expansion and the plans before the Commission today reflect the change to a building expansion. Mr. Miller reviewed the plan with the Board and discussed changes to the swale on the south side of the building which would be re-directed and re-graded. Mr. Miller stated that the greenhouse was a bigger building and the expansion is smaller. Mr. Miller reviewed stormwater and stated no major site changes. Mr. Miller stated parking would remain the same as the current number of employees would remain the same. Mr. Miller asked if there were any specific questions. Mr. Baim asked if the parking lot was based on the square footage and not the number of employees. Mr. Miller stated that the original calculation stated 42 spaces were needed and 56 spaces are in place. Mr. Behling asked if they were filling up all the spaces in the parking lot. Ms. Ali stated it depends on the shift but the shifts are broken up between an AM and PM shift.

Engineer Greenawalt discussed the review letter dated May 26, 2020. Mr. Greenawalt stated a revised improvements agreement would be needed based on the revisions to the plan. Solicitor Elliker stated that the improvements agreement would be amended with a revised exhibit that updates the financial security. Mr. Greenawalt discussed stormwater and stated by the review letter no changes to the agreement were needed. Mr. Greenawalt reviewed requirements of the South Heidelberg Municipal Authority. Mr. Miller indicated he had reached out to Municipal Authority Engineer David Bright regarding that item. Mr. Greenawalt discussed the recreation impact fee and traffic impact fee for the changes.

A motion was made by Dean Baim, seconded by Mrs. Shimp and carried unanimously by the Board to recommend approval of the Prime Wellness Cultivation Facility Revised Plan of Record conditions upon meeting the requirements of the Township Engineer's review letter dated May 26, 2020.

PUBLIC COMMENT

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

ADJOURNMENT

A motion to adjourn was made by Mr. Kurtz, seconded by Mrs. Shimp and carried unanimously by the commission. The meeting adjourned at 7:54 PM.



Kevin Kurtz, Secretary