



## SOUTH HEIDELBERG TOWNSHIP

### PLANNING COMMISSION Meeting Minutes – July 6, 2021

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#### 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 July 6, 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

#### 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 April 6, 2021 meeting as submitted.

#### PUBLIC COMMENT

Mr. Behling requested public comment and there was none.

#### NEW BUSINESS

**Lot#1 Starbucks – Preliminary/Final Land Development Plan.** Engineer Chris Sestrich of Penn Terra Engineering was present to review plans for Lot #1 of the Members First Development located along Penn Avenue. The plans were prepared by Penn Terra Engineering, LLC, and included fourteen (19) plan sheets dated May 19, 2021. A 7,200 square foot building is proposed at the southwest corner of Aspen Avenue and Penn Avenue (SR 0422) in the General Commercial (C-2) Zoning District. The Plan proposes a Starbucks with retail use and a restaurant with a single drive-thru lane which are all uses by right. A review letter was issued by Kraft Engineering dated June 16, 2021.

Engineer Sestrich discussed the plans including the change to re-orient the building based on the initial submission and feedback provided by Kraft Engineering from that submission. The Board asked Engineer Scott Anderson to discuss the Review Letter dated June 16, 2021. Engineer Anderson first discussed the Zoning Ordinance items in his letter to include the retail space which is intended for up to three tenants as well as the parking spaces. Mr. Baim asked how the number of parking spaces was determined. Engineer Sestrich stated that the spaces are based on the square footage and the code.

Engineer Anderson next discussed the Subdivision Ordinance section of his review letter. Mr. Anderson stated the applicant has requested a waiver to submit the plan as a Preliminary/Final. Engineer Anderson stated the waiver request has been made formally via a letter issued to the Township. Mr. Anderson stated the Board would need to determine if they would recommend the waiver.

## **NEW BUSINESS**

### **Lot#1 Starbucks – Preliminary/Final Land Development Plan.**

Mr. Anderson also discussed the letter received from the Berks County Planning Commission and noted those comments have been addressed. Mr. Anderson noted that the improvements agreement and financial security will be required prior to final approval and also stated a cost estimate has been provided and will be reviewed by Kraft. Mr. Anderson discussed the comments relating to emergency services accessing the lot. Mr. Anderson stated the applicant's Engineer has provided documentation demonstrated a ladder truck can access the lot. Engineer Anderson discussed various waiver requests relating to a Traffic Impact Study, Utility Impact Study, Recreation Impact Study, Fiscal Impact Analysis, Environmental Impact Study and Hydrogeological Impact Study. Engineer Anderson stated request for waivers of these studies have been made by the applicant via a separate letter. Engineer Anderson stated the Board would need to determine if they will recommend the waivers.

Engineer Anders next discussed the Stormwater items of the review letter. Engineer Anderson stated that it is his understanding that PennDOT also required the stormwater design from each lot to be re-submitted for their approval as well.

Engineer Anderson discussed general comments including a sidewalk and ramp which have been provided into the parking lot. The proposed ramp must connect the sidewalk around the building via an accessible path. There was some discussion among Board Members and Engineer Sestrich regarding a guiderail along the wall area and outside areas of the lot.

The Board discussed the plan briefly following Engineer Anderson's comments. The Board proceeded to take action regarding the waiver requests as follow.

A motion was made by Mr. Kurtz, seconded by Mrs. Shimp and carried unanimously by the Board to recommend granting a waiver of the Preliminary Plan process as required by section 502.1 which will allow the plans to be reviewed as a Preliminary/Final Plan.

A motion was made by Mrs. Shimp, seconded by Mr. Kurtz and carried unanimously by the Board to recommend granting a waiver of the following studies: Traffic Impact Study, Utility Impact Study, Recreation Impact Study, Fiscal Impact Analysis, Environmental Impact Study and Hydrogeological Impact Study.

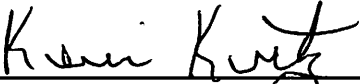
A motion was made by Mrs. Shimp, seconded by Mr. Kurtz and carried unanimously by the Board to recommend granting a waiver of section305 requiring groundwater recharge.

## **PUBLIC COMMENT**

Mr. Behling opened the floor for public comment. No Public Comment

## **ADJOURNMENT**

A motion to adjourn was made by Mr. Kurtz seconded by Mrs. Shimp and carried unanimously by the commission. The meeting adjourned at 9:02 PM.

  
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Kevin Kurtz, Secretary