



SOUTH HEIDELBERG TOWNSHIP

PLANNING COMMISSION Meeting Minutes – December 1, 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 held via Zoom Meeting due to COVID concerns. The meeting was called to order by Chairman Behling at 7:00 PM, on December 1, 2020 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, Collin McFarland
Engineer, Scott Anderson
Township Manager, Sean McKee
Planning Commission Secretary, Lori Wisser

MEETING MINUTES

A motion was made by Mr. Kurtz, seconded by Mr. Baim, and carried unanimously by the Board to approve the June 2, 2020 Planning Commission Meeting Minutes.

PUBLIC COMMENT

No public comment.

NEW BUSINESS

White & Boyer Subdivision – Final Land Development Plan. Mr. Behling stated the Board has this item on the agenda to review the plan which proposes a subdivision of two (2) existing lots into three (3) resultant lots and an annexation involving a neighboring lot. A review letter was issued by Kraft Engineering dated October 28, 2020.

Chris Hinkle from Burdett and Associates was present to represent and discuss the plan. Mr. Hinkle stated he has received the review letter and made revisions to the plan and has received a new letter issued November 18, 2020 based on those revisions. Mr. McKee displayed the Engineer's review letter in the Zoom panel for participants to review. Mr. Hinkle provided a synopsis of the plan for the Board which involved properties located along the northern side of Texter Mountain Road. Mr. Hinkle stated that the first tract will involve some existing dwellings and a shed that will be a parcel of approximately 27 acres and then a second tract of 56 acres would be annexed and become part of the DCNR which it already adjoins. Jack Stefferud of Natural Lands mentioned that they would be purchasing the annexed 56 acres because the state cannot apply for certain grants and then Natural Lands would then transfer the property to the DCNR.

NEW BUSINESS

White & Boyer Subdivision – Final Land Development Plan

Township Engineer Scott Anderson stated that the applicant has addressed many of the items from the previous engineering letter of October 28, 2020. Mr. Anderson stated that the remaining comments are pretty straightforward as a result.

Township Engineer Scott Anderson began his review of November 18, 2020 with the first comment relating to zoning and the land falling in two zoning districts of R1 and RC but stated that was not an issue with this plan. Mr. Anderson mentioned the second item but stated that the frontage and setback will not meet the ordinance requirements. Mr. Anderson discussed item three regarding street frontage however the lot is not becoming a larger parcel and not worsening the non-conformity. Mr. Anderson stated item number four on the letter has been corrected by the annexation. Mr. Anderson reviewed steep slopes and referenced that with the DCNR annexation and deed restriction exists. Mr. Stefferud stated that the uses will remain in compliance with the deed restrictions and for forestry and public use. Mr. Anderson stated based on those comments this item would be addressed but would like further review by the Solicitor to ensure compliance. Mr. Behling asked if a note can be added to the plan that states not for development. Mr. Anderson stated in the previous review letter a request to add that note was made and the applicant has complied and added the note to the revised plan. Mr. Baim asked how much of the parcel was in Heidelberg Township. Mr. Hinkle stated very little of the parcel falls into South Heidelberg Township, estimating that less than a quarter falls in South Heidelberg Township. Mr. Hinkle stated that a submission has been made to Heidelberg Township with a meeting with that Township scheduled for tomorrow.

Mr. Anderson discussed a waiver requested for processing the submission as a final plan, which would be a waiver of section 301.2. Mr. Anderson discussed the need for Heidelberg Township to issue a review and the application must coordinate plan signatures among both South Heidelberg and Heidelberg Boards and Commissions. Mr. Anderson discussed sidewalks and curbs and stated he assumed the Township would not require either. Mr. Kurtz and Mr. Baim both commented that there are no sidewalks or curbs in that area currently. Mr. Anderson noted comments questioning if there will be a parking due to the intention for public recreation. Mr. Stefferud stated that lot 3 would be open to the public and would incorporate options for parking. Mr. Behling asked where the adjoining current state land property exists. Mr. Stefferud stated it is to the north west. Mr. Hinkle referenced the plans in explaining to Mr. Behling the existing DCNR lands and the shared access parking lot that already exists on the existing DCNR adjoining lot. Mr. Stefferud confirmed that the access would be to a parking area off of Texter Mountain Road. Mr. Anderson had a question regarding parking based on the comments and stated that the plan should represent the parking areas on the plan. Mr. Stefferud stated the existing parking is gravel that will hold a small number of vehicles that are next to trails. Mr. Hinkle stated that he feels there is an existing tract that would comply. Mr. Anderson stated he doesn't believe it is not in compliance but stated there are issues with not having it noted on the plan and include showing proper compliance on the plan with the existing driveway and parking area. Mr. Anderson stated there may be a need for some widening of the stone area. Mr. Anderson discussed the final comment relating to having the Solicitor review the conservation easement is sufficient. Mr. Anderson stated a minor escrow noted in the letter may not be needed.

NEW BUSINESS

White & Boyer Subdivision – Final Land Development Plan

Mr. Anderson wrapped up the review summarizing the review letter and items discussed including the waiver, coordination with Heidelberg Township and the parking items/existing driveway items.

A motion was made by Mr. Baim, seconded by Mr. Kurtz and carried unanimously by the Board to recommend a grant of a waiver of section 301.2 to allow the plan to be submitted as a Final Plan without a Preliminary Plan being submitted.

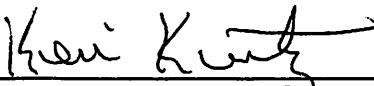
A motion was made by Mr. Baim, seconded by Mr. Kurtz and carried unanimously by the Board to recommend approval of the plan conditioned upon meeting the requirements of the Engineer's November 18, 2020 Review Letter as well as addressing the parking area to include placing the parking area on the plan.

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 Mr. Baim and carried unanimously by the commission. The meeting adjourned at 7:51 PM.



Kevin Kurtz, Secretary