

**WERNERSVILLE BOROUGH
PLANNING COMMISSION MEETING**

**WEDNESDAY, SEPTEMBER 15, 2021
GENERAL BUSINESS**

MEMBERS PRESENT:

**RONALD SWOPE
ROBERT GORDON
DAVID LATINO
MICHAEL PALM**

MEMBERS ABSENT:

NICK LALANNE

ALSO, PRESENT:

**MICHAEL J. GOMBAR, JR., SOLICITOR – MASANO BRADLEY
TODD GREENAWALT, ENGINEER – SSM
JOHN W. HOFFERT, PLS
BRAD BOLTZ – BACHMAN ROOFING, INC.
STEVE BENSINGER – STACKHOUSE BENSINGER, INC.**

D. Latino, President, called the Wernersville Planning Commission Meeting to order at 7:00 pm. The Pledge of Allegiance was conducted.

Meeting Minutes:

Motion made, properly seconded and carried unanimously to approve the meeting minutes from the July 21, 2021 meeting.

Public Comment: NONE

Eric and Kristen Bachman – 208 W. Penn Ave. revised Preliminary Plan:

The owner is proposing a three-story building addition to the existing residential dwelling that is currently vacant. The first floor of the building will be showroom space for Bachman's Roofing, Building & Remodeling, Inc. The second floor and third floor will each be 2-bedroom residential apartment units.

Mr. Hoffert and Mr. Boltz were present on behalf of the owners.

In response to the review by the Planning Commission at the July 21, 2021 meeting, a revised Preliminary Plan was submitted. SSM issued a review letter dated September 10, 2021 (the "Review Letter") to the revised Preliminary Plan, which was reviewed and discussed in detail.

Mr. Hoffert indicated that all matters in the Review Letter regarding compliance with Zoning, SALDO and General comments will be addressed and/or complied with. As for the Stormwater comments, he indicated that the soil tests were recently completed and came back with better quality than expected. So, Gary Kraft of Kraft Engineering will now work on addressing the Stormwater portion of the plan and the comments in the Review Letter but no issues are expected. In a revised Preliminary Plan to be filed in the future with the Planning Commission.

Since the remaining outstanding items will be complied with, Mr. Hoffert requested the Planning Commission to recommend conditional Preliminary Plan approval.

Motion made, properly seconded and carried unanimously to recommend conditional Preliminary Plan approval conditioned upon compliance with comments contained in the SSM review letter dated July September 10, 2021.

West Ridge Suites Subdivision Preliminary Plan:

Steve Bensinger was present on behalf of Grande Land, LP (developer).

SSM issued a review letter dated September 10, 2021 and GVC issued a review memorandum dated September 14, 2021 (collectively, the "Review Letter") to that Preliminary Plan, which were reviewed and discussed in detail.

The owner is proposing 85 apartment units split between 8 stand-alone buildings and 8 single-family dwelling lots. This is a slight reduction in units from the prior plan introduced in 2018.

Certain waivers were requested which are identified as items 1 and 8 in the SSM Review Letter. Waiver 1 for the Traffic Impact study was deferred. Mr. Bensinger believes that a previous study was conducted approximately 10-15 years ago. He is going to send to SSM and GVC for review and their recommendation on whether or not this study is sufficient. The remaining waivers were discussed and the Planning Commission generally accepted the recommendations of SSM as set forth in the SSM Review Letter with the exception of the utility impact study. The Planning Commission believes that this study is necessary to determine the impact of the proposed development on the school and police services, among other things.

Motion made, properly seconded and carried unanimously to recommend the grant of waivers 3, 5 (conditioned upon inclusion of the Note on the Plan recommended by SSM), 7 (conditioned upon provision of providing an Environmental Assessment Report to address the Carbonate Area regulations) and 8 as listed in the SSM Review Letter and to recommend denial of waivers 2, 4 and 6 as listed in the SSM Review Letter.

The remaining items in the Review Letter were then discussed in detail. The Planning Commission and/or the Engineer and/or the Solicitor noted the following:

- There is concern about the size and design of the Lincoln Road connector with Furnace Road and Old Furnace Road. The review of the Fire Marshal should be completed before any action on the Preliminary Plan is taken.
- Planning Commission is in agreement with parking only on one (1) side of the Lincoln Road connector.
- The developer will increase the cartway width of Old Furnace Road to 24 feet provided that no parking on both sides of the street is required along with inclusion of any comments from the Traffic Impact study.
- Planning Commission is in agreement that the opening/connection of Columbus Street to the interior road system of the apartment complex will be emergency access only.
- Planning Commission would like the infiltration basin to be enclosed with a fence preferably 6 feet high made of split rail with screening or chain link. The developer will review the Zoning Ordinance for details on the fence.
- Planning Commission is in agreement with the trash areas as proposed.
- Sewer capacity is still unknown.
- The developer and Mr. Greth are committed to installation of the proposed traffic light at Penn Ave. and Furnace Rd intersection.
- The remaining comments will be addressed and/or complied with through submission of revised Preliminary Plan in the future.

The developer will now attend the next Council meeting on October 6, 2021 seeking action by Council on the waivers requested.

Proposed Joint Zoning Ordinance changes:

Lower Heidelberg Township has requested two (2) changes to the Zoning Ordinance as follows: (1) inclusion of all uses permitted by right in the C-2 district to also be permitted by right in the Light Industrial District in Lower Heidelberg Township only, and (2) rezoning of The Novitiate Property (appx. 259 acres at 501 North Church Road) to include it within the R-7 Retirement Zoning District to accommodate the proposed purchase by Phoebe Berks of the land.

Motion made, properly seconded and carried unanimously to recommend approval of the proposed Zoning Ordinance changes as presented.

Next Commission Meeting: Wednesday, October 20, 2021, if necessary.

Motion made, properly seconded and carried unanimously to adjourn the meeting at 8:41 pm.

Attest:

Planning Commission Secretary