

**PLANNING COMMISSION  
MINUTES OF MONTHLY MEETING  
January 2, 2019**

The monthly meeting of the Longswamp Township Planning Commission was held at the Longswamp Township Municipal Building, 1112 State Street, Longswamp Township, Mertztown, Pennsylvania, at 7:30 p.m. prevailing time as previously advertised and posted.

**CALL TO ORDER**

Chair Karoly called the meeting to order at 7:30 p.m.

**ROLL CALL**

Officials Present: Frank Karoly, Chair, Preston Boyer, and David River. Also, in attendance were Jill Smith P.E., Hanover Engineering Associates, and Jill Nagy, Esq. In addition, Ammon Zimmerman and Wayne Hoover along with Larry Grybosky, P.E. of C2C Design Group were in attendance.

**SELECION OF OFFICERS FOR 2019**

The Chair noted that the Planning Commission presently had 4 members and that the Board of Supervisors' 2019 Reorganization Meeting had not yet taken place to appoint a fifth member. In light of that and with Mr. Meier not in attendance, the Chair opened up the floor to nominations for Planning Commission officers for 2019. David River made a motion to nominate Frank Karoly to serve as Chair, Preston Boyer seconded the motion. All in favor. Frank Karoly made a motion to nominate David River to serve as Secretary Preston Boyer seconded the motion. All in favor. Frank Karoly nominated Preston Boyer to serve as Vice Chair, David River seconded the motion. All in favor

**APPROVAL OF MINUTES**

The minutes of the November 7, 2018 Planning Commission meeting were presented. A motion to approve the minutes as presented was made by Preston Boyer and seconded by David River. All in favor

**ANNOUNCEMENTS**

None

**ENGINEER'S REPORT**

Jill Smith reported that no Planning Commission items came up during the Township Supervisors' meetings in November or December.

**PUBLIC COMMENT FOR NON-AGENDA ITEMS**

None

**SUBDIVISION/LAND DEVELOPMENT AGENDA ITEMS  
Regarding 10952 Folk Road, Keller Lot Line Adjustment**

A motion was made by David River and seconded by Preston Boyer to recommend to the Board of Supervisors that Longswamp Township defer to Upper Macungie Township for the review of this plan. The vast majority of the property is in Upper Macungie Township with a small sliver of land in Longswamp Township and a small sliver of land in Maxatawny Township. All in favor.

### **Grande Minor Subdivision**

Larry Grybosky of C2C Design Group made a presentation for the division of the 128.93 acre tract along North Park Avenue into two parcels: Parcel 1 being 40.0 acres and Parcel 2 being 88.93 acres. The anticipated settlement date is April, 2019 when Fiorino Grande, Gian Franco Grande and Fabrizio Grande will convey the 40.0 acre parcel to Wayne Hoover and the 88.93 acre parcel to Ammon Zimmerman.

The Planning Commission and the applicant's engineer agreed that information be shown on the map regarding the location of the well and septic system for the single family dwelling situated adjacent to Pump House Lane.

The Planning Commission and the applicant's engineer also agreed that all easements/rights of way related to sewer lines from Topton Borough running through the parcel to the Topton Borough sewage treatment plant be shown on the plan.

The Planning Commission and the applicant's engineer also agreed that notes be added to the plan relative to the need, in the future, to show specific access points from North Park Avenue to any non-agricultural buildings that might be constructed on either of the lots.

The Planning Commission and the applicant's engineer also agreed that another signature block be added to the plan for Wayne Hoover, so there will be signature blocks for all three; Grande's as grantors and both Ammon Zimmerman and Wayne Hoover as grantees.

A motion was made by Preston Boyer and seconded by David River to recommend to the Board of Supervisors that the Waivers being requested by the Applicant on the revised waiver letters of December 1, 2018 and January 2, 2019 be granted. All in favor.

These waivers consist of three items:

1. Section 402.C - Context Map,
2. Section 619.B.1 and 619.C - Monuments and Markers, and
3. Sections 402.D and 403.D - Resources and features beyond the boundary line of the parcel

A motion was made by David River and seconded by Preston Boyer to recommend to the Board of Supervisors that they grant Conditional Final Approval to the Grande Tract Minor Subdivision, subject to the Hanover Engineering review letter of December 27, 2018 and the additional items noted above and discussed at this evening's Planning Commission meeting. All in favor.

A motion was made by David River and seconded by Preston Boyer to authorize the Chair to sign the "Request for Planning Waiver and Non-Binding Declaration" form for sewage planning from the Pennsylvania Department of Environmental Protection for Lot 1. The original request referenced both Lots 1 and 2. It was agreed that Lot 2 be stricken from the Request since there is an existing single-family dwelling (currently unoccupied) on Lot 2. All in favor.

### **ADDITIONAL AGENDA ITEMS**

None.

## **GENERAL PLANNING COMMISSION TOPICS**

### **First draft of the Planning Commission 2018 annual report**

The first draft of the annual report to be submitted to the Board of Supervisors by March 1, 2019 was distributed to the Planning Commission members and the professionals by the Chair with the request to review the draft and advise of any additional actions taken by the Planning Commission during 2018 that were omitted from the draft.

### **Conditional Use Application for Jarett Yoder Foundation**

The Planning Commission discussed the application for a home for homeless veterans under consideration for the currently unoccupied commercial building at 506 Woodside Avenue in the Township. The Chair clarified the correct spelling of the foundation as the Jarett Yoder Foundation. At least one of the documents submitted spelled Jarett with two r's.

A motion was made by David River and seconded by Preston Boyer to advise the Board of Supervisors that the Planning Commission could not reach a conclusion or make a recommendation regarding this application. All in favor.

Additional information needs to be developed regarding the exact nature of the operation, its oversight and its funding before an informed recommendation could be made one way or the other. There were also some problems with the completion of the application itself, including the fact that it was not signed by the current legal title holder to 506 Woodside Avenue, Longswamp Township, Berks County, PA. The Planning Commission's solicitor was going to reach out to the attorney for the Jarett Yoder Foundation to discuss some of these issues.

### **Industrial Hemp**

A general discussion was held by the Planning Commission regarding the recently passed federal Farm Act which now makes a distinction between industrial hemp as a plant species and marijuana and has removed industrial hemp from its previous designation as a Class 1 narcotic. Longswamp Township may be able to take advantage of agricultural opportunities for growing and processing industrial hemp now that this restriction has been removed. The Penn State Agricultural Extension publication "Agricultural Alternatives – Industrial Hemp Production" dated July of 2018 was distributed to the Planning Commission members, the solicitor and the engineer for their review.

## **PUBLIC COMMENTS**

None.

## **ADJOURNMENT**

A motion was made by David River and seconded by Preston Boyer to adjourn the meeting at 8:55 pm. All in favor.

Respectfully submitted,  
David River, Recording Secretary