

PLANNING COMMISSION
MINUTES OF MONTHLY MEETING
April 6, 2010

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

ROLL CALL

Officials Present: Richard Meier, Chairman, Donald Siegfried, Frank Karoly, Bruce Godfriaux, David River, and Stanley Bauman. Also in attendance were Jill Smith, Hanover Engineering; and Jill Nagy, Esquire, Solicitor.

ATTENDANCE

Peter Saenger, Property Owner and Howard Szczech, Surveyor representing Estate of Janice Saenger Sketch Plan; Gregg Bogia, Engineer representing the Topton Ambulance Facility Preliminary Plan.

CALL TO ORDER

Richard Meier called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Approval of the Planning Commission Meeting Minutes was deferred until the next meeting since the Planning Commission Secretary was not in attendance.

ANNOUNCEMENTS

None at this time.

ENGINEER'S REPORT

Board of Supervisors Meeting of March 9, 2010:

1. The Township Engineer updated the Board of Supervisors on the status of the Biundo-Smith Street Minor Subdivision which was granted conditional final plan approval by the Board on August 8, 2006. The Engineer noted she will be issuing a review letter documenting the outstanding issues which need to be satisfied prior to the final plan being recorded.
2. The Board of Supervisors authorized the Township Engineer to respond to Berks County Planning Commission's request for information on any stormwater problem areas in Longswamp Township within the Berks County Perkiomen Creek Watershed. The Board also authorized the Township Engineer to attend the final meeting for the Act 167 Plan. The Township Engineer noted that based on her conversation with the Township Road Foreman, there were no known stormwater problem areas within that portion of the Township.
3. The Board of Supervisors authorized forwarding a copy of the draft Ordinance amending the Township Zoning Ordinance and Zoning Map to add a Medical Residential Campus Overlay District and eliminate the Planned Industrial Overlay Zoning District to the Berks County Planning Commission and to the Township Planning Commission for their review and comment. The Board also authorized the Township Solicitor to advertise a Public Hearing to be held on April 27, 2010 for the Ordinance and to advertise the Board's

consideration for adoption of the Ordinance that night during the Board's regular meeting.

4. The Board of Supervisors authorized forwarding a copy of the draft Solar Ordinance to the Berks County Planning Commission, the Township Planning Commission, and the Township Environmental Advisory Council for their review and comment. The Board also authorized the Township Solicitor to advertise a Public Hearing to be held on April 27, 2010 for the Ordinance and to advertise the Board's consideration for adoption of the Ordinance that night during the Board's regular meeting. The Ordinance proposes to amend the Township's Zoning Ordinance to include provisions for the regulation of Solar Energy Systems within the Township.
5. A discussion was held regarding the Municipal Notification received by the Township for a Public Water Supply Permit Application for the construction of a community water system. The community water system is being proposed by Mr. Grande and consists of a well, disinfection facilities, water storage tank and pump station to be located at The Estates of Sutherland site, and a second well to be located at The Estates of Briarwood site. The Board of Supervisors authorized the Township Engineer to prepare a Municipal Land Use response letter for review and discussion at the next Board of Supervisors meeting. The Board also asked the Township Engineer to issue a letter requesting an extension of the 30-day response time until after the April Board meeting.

Board of Supervisors Meeting of March 23, 2010:

No Engineering or Planning issues were discussed at the meeting.

NEW BUSINESS

Estate of Janice Saenger Sketch Plan:

The comments from Hanover Engineering's Review Letter dated March 31, 2010 were discussed.

It was noted that Lot 2 includes a single family dwelling unit and a barn which is currently being used as an apartment. The property owner confirmed that a rental permit is on file at the Township for the existing apartment. It was also noted that the drainage field for Lot 2 is located across Woodside Avenue on Lot 1. Howard Szczech will be preparing the Subdivision Plan and will contact the Township Engineer with additional questions regarding the preparation of the plan for a Final Plan submission.

Topton Ambulance Facility:

Comments from Hanover Engineering's Review Letter dated March 31, 2010 were discussed.

Issues regarding the existing deed for the overall tract owned by Diakon Lutheran Social Ministries were discussed. The Township Solicitor will contact the Developer's Attorney to resolve the issue.

The potential impact reported by the PA Fish and Boat Commission was discussed. The Developer confirmed the PNDI potential impact is for the Spadefoot Toad and that they are in the process of resolving the issue with the PA Fish and Boat Commission.

The fact that a Planning Module for the site needs to be submitted to the Township Sewage Enforcement Officer for review and approval was noted. The Review Letter from the Township

Sewage Enforcement Officer dated March 23, 2010 was provided as an attachment to the Engineer's letter.

It was noted the outstanding comments regarding the stormwater management design still need to be addressed, but that most of the major issues from the previous letter have been satisfied.

The Developer is proposing dedication of right-of-way along Home Road for the area along the frontage of the proposed Ambulance Facility. The Planning Commission made a recommendation to agree to accept only the right-of-way along the Ambulance Facility Parcel at this time, with the right-of-way of the remaining parent tract to be offered for dedication at the time Diakon Lutheran Social Ministries submits a land development plan for the tract.

Motion was made by Don Siegfried to recommend Preliminary Plan approval conditioned upon satisfying all outstanding comments contained in the Engineer's Review Letter dated March 31, 2010, verification of ownership satisfactorily to the Township Solicitor, and the acceptance of dedication for right-of-way along frontage of the proposed Ambulance Facility parcel only at this time.

David River seconded the motion. All in favor.

Zoning Ordinance Amendments:

The Planning Commission discussed issues regarding the addition of the Medical Residential Campus (MRC) Overlay District and the elimination of the Planned Industrial Overlay District. The Planning Commission discussed adding a pharmacy to Section 752.J.c and whether MRC's, which are permitted by right in the Highway Commercial Zoning District, should be required to have 25 acres. The Planning Commission agreed to leave in 25 acre requirement as currently contained in the Zoning Ordinance.

Bruce Godfriaux made a motion to recommend adoption of the Zoning Ordinance Amendments with the recommendation that a pharmacy be added.

David River seconded the motion. All in favor.

Solar Ordinance:

The Planning Commission discussed issues related to the draft Solar Ordinance. Questions were raised by Planning Commission members regarding certain provisions of the Ordinance, including reducing the area required for solar energy ground systems to one (1) acre and having no area requirement for roof-mounted systems. The Planning Commission tabled making a recommendation to the Board of Supervisors until their next meeting to allow more time for them to review and provide any additional comments.

ADJOURNMENT

The meeting was adjourned by the Chairman.

Respectfully submitted,

Jill Lipovsky Smith, PE
Township Engineer acting in place of Recording Secretary