#### TOWNSHIP OF CUMRU PLANNING COMMISSION REGULAR MEETING JUNE 3, 2024

ATTENDANCE				
Planning Commission	on: Gibson	Hand	Dietrich	
	Leonti	Meek	Morey	Potochnik
Others: Solicitor	Manager		Engineer	Secretary

Call to Order and Pledge to the Flag.

#### NOTICE:

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person's comments be limited to 3 minutes. The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Planning Commission. While public comments will be given due consideration, immediate responses will be done at the discretion of the Planning Commission.

#### PUBLIC

APPROVE MINUTES March 4, 2024 May 6,2024

#### PLANS

## 2022- 06 MORGANTOWN COMMERCE PARK (NORTHPOINT) EXPIRATION DATE – BY STIPULATION

(Preliminary/Final) Owners: Route 10 Realty, LLC/NorthPoint Development, LLC; Agent: Schlouch, Inc., Michael Hartman; Location: Morgantown Road and Freemansville Road; plan no. 21403110; Proposal Summary: Construction of a large warehouse *This plan is listed for tracking purposes and will not be discussed at this meeting.* 

## 2023-11 GRINGS HILL BUSINESS PARK, LLC

(Preliminary) Equitable Owner: Grings Hill Business Park, LLC; Agent: Benchmark Civil Engineering Services, Inc.- Paul A. Szewczak; Location: Grings Hill Rd. at SR222; Parcel ID# 39-438515525856, 39-438515523932, and 39-438519612834; Plan No.880001; Proposal Summary: Annexation and resubdivision for proposed land development of 2 industrial buildings with public water and public sewer. Preliminary plan approval with conditions on 12/19/2023.

This plan is listed for tracking purposes and will not be discussed at this meeting.

## 2024-02 LOTS 15 & 16 SEVEN SPRINGS SUBDIVISION/ ANNEXATION EXPIRATION DATE 9/01/2024

(Final Minor) Owner: James Van Dyck Fear Jr.; Agent: Berks Surveying & Engineering, Inc.- Daniel A. Graybill Jr.; Location: 3,5,&7 Seven Springs Dr.; Parcel ID# 39-530402877007, 39-530402865862, and 39-530402866777; Plan No. 2021-17-24; Proposal Summary: To subdivide the parcel located between 3 Seven Springs and 7 Seven Springs in order to annex 0.5072 acres to 3 Seven Springs and 0.7383 acres to 7 Seven Springs. No new improvements are proposed.

- 1) Final Minor Plan from Berks Surveying & Engineering, Inc., dated 4/25/24
- 2) Cumru subdivision and land development application, dated 4/25/24
- 3) BCPC subdivision and land development review application, dated 4/25/24
- 4) GVC review letter, dated 5/13/24
- 5) Updated Waiver Request Letter, dated 5/14/24

## 2024-04 PERFECTION'S LAWN AND PROPERTY MAINTENANCE EXPIRATION DATE 09/01/2024

(Sketch) Equitable Owners: Justin Brannen/ Twiford Electrical Services Inc.; Agent: John W. Hoffert, P.L.S., LTD; Location: 1186 Old Lancaster Pike; Property ID:39-438514423774 and 39-438518420267; Proposed Summary: Commercial use consisting of a pole building, display area, and storage bins.

- 1) Sketch Plan from John Hoffert, dated 5/13/24
- 2) Cumru subdivision and land development application, dated 5/13/24
- 3) GVC Review letter, dated 5/31/2024

## **INFORMAL PLANS**

## A.) 2024-03 New Castle Lawn and Landscaping / East Pointe Lot 1– consider request for waiver of land development planning for phase 1

(Concept Plan) Owner: Navy Yard Enterprises LLC; Agent: C2C Design Group- Brian Focht; Location: 1 East Pointe Dr.; Parcel ID# 39-531502768404; Plan No. NCL-CMU-

- 01; Proposal Summary: Multi-phased development.
- 1) Phase 1 to consist of constructing an access driveway through the property to connect East Pointe Dr.to the rear of 3 East Pointe Dr. and create at least 8 crew parking spaces. This will include 1 stormwater management area.
- 2) Phase 2 to consist of additional parking spaces, a shop building, an office building, a hoop building and various storage areas.

# **B.)** Sketch Plan - Penske HQ Davis Building- consider request for waiver of land development planning

Location:2675 Morgantown Rd.- Penske Campus in Green Hills Corporate Center on the north side of Pheasant Rd.; Agent: Integrated Consulting-Zane Geist, PE; Vocon Job Number 210073-00; Proposed Summary: Minor internal traffic improvements and relocation of the existing private sanitary sewer pump station.

- 1) Existing Conditions Plan from Integrated Consulting, received 4/12/24
- 2) Penske Customer Experience Center from Vocon, received 4/12/24
- 3) GVC Review letter, dated 5/31/24

#### **OTHER BUSINESS**

- A.) Zoning Ordinance and SALDO proposed text amendments
  - 1) Memorandum to Board of Commissioners from Planning Commission, dated 5/16/2024
  - 1) Memorandum to Planning Commission from Secretary re: request by Fire Chief to increase the minimum width for access drives for fire vehicles, dated 5/24/2024
- B.) Zoning Map Amendment
  - 1) Memorandum to Board of Commissioners from Planning Commission re: recommendation to table discussion until litigation settled, dated 5/16/2024
  - 2) Court Order re: land use appeal of 2018 Zoning Map amendment remanded back to Zoning Hearing Board, received 5/24/2024
- C.) Old Hickory Buildings, LLC re: septic system concerns
  - 1) SEO 2<sup>nd</sup> Review letter, dated 5/7/24
  - 2) Board of Commissioners decision letter, dated 5/28/24
- D.) Proposed Intermunicipal Liquor License Transfer 31 Hickory Rd. 1) public hearing scheduled for 6/18/2024 at 6:30 p.m.

## ADJOURNMENT