TOWNSHIP OF CUMRU PLANNING COMMISSION REGULAR MEETING OCTOBER 7, 2024

	REGULAR MEETING	OCTOBE	
ATTENDANCE			

<u>Planning Commission</u> :	Gibson	Hand	Dietrich	Leonti		
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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

September 9, 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 EXPIRATION DATE - 11/03/2024

(Final) Equitable Owner: Grings Hill Business Park, LLC; Agent: Schlouch Inc.- Michael Harman; 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.

- 1) Revised Final Plan from Schlouch, Inc., dated 9/23/24
- 2) Schlouch Township Response letter, dated 9/23/24
- 3) PCSM Report, dated 9/12/24
- 4) GVC review letter, dated 10/04/24

2024-07 1119 N LLC

EXPIRATION DATE - 12/08/2024

(Preliminary/Final) Owner: Stan Pilat-1119 N LLC; Agent: John Hoffert Surveying; Location: 285 Wyomissing Rd.; Parcel ID#39439517014052; Plan No. D-24-66-1; Proposed summary: Proposed expansion of the mini-mall building, not utilizing public water or sewer facilities. ZHB approved relief with conditions on 7/26/22.

- 1) Preliminary/Final plans from John Hoffert, dated 8/15/24
- 2) Cumru Application, received 8/19/24
- 3) BCPC Application, received 8/19/24
- 4) GVC Review letter, dated 9/26/24

INFORMAL PLAN

- A.) **1601A Ridge Avenue** proposed single-family residence on a pre-existing, non-conforming size lot with an existing garage. Owners: Brian S. & Kathleen A. Bensinger; Agent: Berks Surveying & Engineering, Inc.-Robert Hain, PLS, SEO; Location: corner of Allen Ave. and Ridge Ave.; Parcel ID# 39439616925783; Project No. 2037-17-24
 - 1) Proposed plan drawing, dated 9/25/24
 - 2) Sanitary Sewer diagram for the area

OTHER BUSINESS

- A.) Zoning Ordinance and SALDO proposed text amendment drafts for review
 - 1) Proposed SALDO amendment
 - 2) Proposed Zoning Ordinance amendment
 - 3) Letter from Solicitor re: Public Hearings scheduled to begin at 6:00 p.m. on November 19, 2024, dated 9/24/24

ADJOURNMENT