

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING MAY 6, 2024**

ATTENDANCE

Planning Commission: Gibson _____ Hand _____ Dietrich _____
 Leonti _____ Meek excused 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

February 5, 2024

March 4, 2024

(April Meeting was canceled)

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.

INFORMAL PLANS

A.) Request for waiver of land development - Location:1069 Church Rd.; Owner: Stateside Management LLC; Property ID #39- 530513231187; Proposal Summary: Construct a new single-family residence behind the existing apartment building with public sewer and on-lot water.

- 1) Sketch plan- ZHB Exhibit from C2C Design Group, dated 2/15/2024
- 2) Zoning relief received verbally at ZHB on April 23, 2024
- 3) Recommended that sanitary sewer and stormwater plans be required

B.) Conceptual Site Plan – Taco Bell

Owner: Equivest, LLC/Winterstar Corporation; Agent: Pettit Group, LLC – Brian W. Cleary, PE; Location: 2255 Lancaster Pike; Parcel ID: 39-439506386873; Conceptual Plan: CP-05; Proposal Summary: Commercial Drive-Through Establishment

- 1.) Conceptual Site Plan- Pettit Group, LLC- Brian W. Cleary, dated 4/11/2024
- 2.) Cumru Twp. Subdivision and Land Development Application, dated 4/23/24
- 3.) GVC Review letter, dated 5/3/2024

C.) Sketch Plan – Valley Stream Apartments

Owner: William B. Whitman; Agent: John Rahenkamp; Location: Valley Stream Rd.; Property ID:39-531517020089; Proposed Summary: Construct 72 apartment units in 2-30 unit buildings and 1- 12 unit building on approximately 11.40 acres.

- 1) Sketch Plan- John Rahenkamp, rec. 3/12/2024
- 2) GVC Review letter, dated 5/3/2024

OTHER BUSINESS

A.) 13 Stephanie Circle – consider subdivision plan note re: definition of a corner lot.

B.) Bressler’s Inc. – request for waiver of land development

- 1) Zoning relief received verbally at ZHB on April 23, 2024, for accessory structure with no sewer/water, and net zero increase in impervious surface

C.) Proposed Zoning Ordinance Amendment

- 1) Draft ordinance amendment for wind turbines, MUGC district uses, and definition of house of worship.
- 2) Request by Board of Commissioners to discuss zoning map change.

ADJOURNMENT