TOWNSHIP OF CUMRU PLANNING COMMISSION REGULAR MEETING JANUARY 8, 2024

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Planning Commission:	Gibson Excused	Hand	Dietrich					
Klahr	Meek	Scharff	Potochnik					
Others: Solicitor	Manager	Engineer	Secretary					
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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.

REORGANIZATION

- A.) Reorganization for 2024
 - 1) Chairperson
 - 2) Vice Chairperson
- B.) 2024 Planning Commission Meeting Schedule

PRESENTATION

A.) Appreciation/Recognition Award for Dan Hutzell for 29 Years of Service to Cumru Township.

PUBLIC

APPROVE MINUTES

December 4, 2023

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.

- a) Revised Preliminary Subdivision Plan from Benchmark Civil Engineering Services, Inc., dated 12/13/23
- b) Signed Resolution #896 for Conditional Preliminary Land Development Plan approval, dated 12/19/23
- c) Updated Review Letter based on revised plans from 12/13/23 from GVC, dated 01/05/24

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

2023-12 BERKS NATURE/JAWD ENTERPRISES ANNEXATION/SUBDIVISION EXPIRATION DATE - 4/06/2024

(Final Minor Subdivision) Owner: Berks Nature; Applicant: Cheryl Burton, President of JAWD Enterprises, Inc.; Agent: John W. Hoffert P.L.S., Ltd., Location: New Holland Rd.; Parcel ID#39-530510361086, Plan # D-23-90-1; Proposal Summary: The applicants are proposing to annex a 0.039 acre parcel from one property (Berks Nature property) to an adjoining property (JAWD Enterprises property). The Berks Nature property is a vacant, wooded parcel located within the Medium Density Residential (MR) Zoning District while the JAWD Enterprises property is located within the Local Commercial (LC) Zoning District and accommodates what appears to be an existing two-story residential building. The proposed annexation will have no impact on the existing uses of the properties nor will it create any dimensional non-conformities. The JAWD Enterprises property is smaller than the minimum required lot area, and the existing building encroaches into the required yards; however, these conditions are pre- existing non-conformities that will improve as a result of the proposed annexation.

- a) Final Minor Subdivision plan submitted by John W. Hoffert P.L.S., Ltd., dated 11/17/23 (rec. 12/12/23).
- b) Cumru Township SALDO application, dated 10/25/2023 (rec. 12/12/23).
- c) BCPC review letter, dated 12/21/23.
- d) Review Letter from GVC, dated 1/03/2024.

INFORMAL PLANS

- A.) LOCATION: 1529 Old Lancaster Pike; Owners: Larry and Yongmee Bashore, residents of 1579 Old Lancaster Pike; Proposal Summary: Constructing a set of duplexes on the property of 1529 Old Lancaster Pike.
 - a) Project layout dated 12/13/23 (received 1.03.24)
 - b) Email chain explaining the proposed project.

- B.) LOCATION: Lot 1 of East Pointe Dr.; Applicant: New Castle Lawn and Landscape located at 3 East Pointe Dr.; Proposed Summary: Proposed Stone Parking Area of 363,010 sq. ft.
 - a) Project drawing- received 1/04/24.

OTHER BUSINESS

ADJOURNMENT