

Greenwich Township Planning Commission Meeting
Monday, February 20, 2023

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Michael Stevens called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Ken Sanner, Kerry Berger, Richard Wood, Scott Anders. Professionals present: Jessica Adams and Ryan Wessner from LTL Consultants, Colin Macfarlane from Kozloff Stoudt P.C. and Administrator, Diane Hollenbach.

ANNOUNCEMENTS: Chairman Stevens asked the audience to state their name and address if addressing the Commission. This meeting will be recorded for the accuracy of the minutes and deleted. Before speaking please be aware that attending visitors may also be recording the meeting without your knowledge. Scott Anders was introduced to the audience as the newest member of the Planning Commission.

APPROVAL OF THE MINUTES:

A motion made by Mr. Sanner, seconded by Mr. Wood, to approve the minutes of the January 16, 2023 Planning Commission Meeting. All members voted in favor. Motion carried.

HEARING OF THE VISITORS: Comment on the Crossroads X Warehouse was moved to the end of the meeting. There was no other public comment.

SUBDIVISION AND LAND DEVELOPMENT STATUS:

Greenwich Commons Preliminary Subdivision Plan –LTL Consultants, Ltd. letter dated February 16, 2023 was discussed with the applicant’s engineer, Ashley Hetrick of Larson Design Group. Lot 1 has been revised to reflect two purparts, 1A and 1B to meet sewage and building setbacks for the Dollar General Plan. Lots 2 and 3 and the remaining property west of Lot 1 have been combined with two purparts. A 30 foot wide portion of land that is part of Lot 2 now extends around the rear and side of Lot 1. Ms. Hetrick stated that this change was requested by the seller. Mr. Macfarlane stated that the plan seems to be constantly changing and that the idea was for the plan to create a second commercial lot. Ms. Adams suggested extending the lot lines and have the 30 foot area become an easement whose purpose is spelled out on the plan. Ms. Adam asked that the developer clarify how and when the Long Lane realignment would be constructed. Ms. Hetrick stated that the road would be the Dollar General driveway with the township having no maintenance responsibility until the entire realignment was constructed and dedicated to the township. Mr. Berger asked if there was discussion at the last meeting about the curve in the Long Lane realignment. It appears to be unnecessary and cause sight distance issues. Mr. Wood agreed it could be a smoother curve but there was no discussion on this at the last meeting. Ms. Adams thinks it looks a little misleading on the plan but from an engineering standpoint, she does not see the curve as being an issue.

Financial security may not be needed for site improvements since the construction of the roadway is not being done until lot two comes in. The only site improvement is the setting of the monuments which can be field verified. A Highway Occupancy Permit is required. Planning module approvals are required. Seven waivers are being requested. No action was taken on the plan.

Dollar General Preliminary Land Development Plan– LTL Consultants, Ltd. letter dated February 17, 2023 was discussed with the applicant’s engineer, Ashley Hetrick of Larson Design Group. The plan requests the same waivers that were requested for Greenwich Commons and an additional waiver for infiltration testing. Ms. Adams stated that the biggest concern was storm water design. Infiltration testing is required. If the site cannot infiltrate stormwater then an alternative design will be required. Ms. Hetrick explained that the best infiltration

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is in the rear of the lot where the store was moved due to the realignment. Ms. Adams stated that infiltration testing needs to be done so there is a definitive path. No action was taken on the plan.

Leid Poultry Barn Preliminary Land Development Plan– LTL Consultants, Ltd. letter dated February 17, 2023 was discussed with the applicant’s engineer. One poultry barn will be constructed on the site. A second poultry barn will be constructed once there is an approved nutrient management plan. The construction of the second barn makes the use intensive agriculture. The township and developer are working through the improvements to Berger Road. The comment on the need for a one hundred foot buffer and landscape screening was discussed and the applicant will discuss the comment with the zoning officer outside the meeting. The drainage around the implement barn needs to be revised. Clarification was requested on the fire review. Do they need another fire review? Mr. Macfarlane stated that the township is willing to work with Mr. Leid on the fire review comments but the focus is on fire truck access to the site. Four waivers were previously approved – curb and sidewalks, property boundary survey and monument setting. Four additional waivers have been requested. No action was taken on the plan.

Subdivision and Land Development Status Report – All plans are current.

Crossroads X Preliminary Land Development Plan – Mr. Macfarlane stated in April of 2020 the township denied the preliminary plan based on an alleged improper subdivision of land which was later dedicated to PennDOT for site distance. This was litigated and the Commonwealth Court has ruled that the conveyance was for a public purpose ensuring safe access to the site and the basis for the township’s denial was overturned. The Commonwealth Court ordered the township to sign the preliminary plan so the plan can proceed to final plan review. The signature block says pursuant to the court order, the township is signing the plan.

A motion was made by Mr. Stevens, seconded by Mr. Berger, authorizing the Planning Commission to sign the Crossroads X Preliminary Land Development Plan pursuant to the court order. Dodie Sable of 593 Old Route 22 questioned if the action was approving the plan and cited unaddressed issues. Mr. Macfarlane stated that this is the township signing off on the court’s approval of the plan and the outstanding issues, which were primarily third party approvals, will be cleaned up during the final plan review. Charlie Suhr, attorney for the developer, stated that a final plan will be submitted to the Planning Commission that addresses the outstanding items from the preliminary plan review but the plan will not be submitted for several months. Hearing no further questions on the motion, all member voted in favor. Motion carried.

ADJOURNMENT: Motion made by Mr. Sanner, seconded by Mr. Berger, to adjourn the meeting at 8:35 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer