

Greenwich Township Planning Commission Meeting  
Monday, March 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, Richard Wood, Scott Anders. Professionals present: Jessica Adams from LTL Consultants, Colin Macfarlane from Kozloff Stoudt P.C. and Administrator, Diane Hollenbach.

Guest: Marc and Dodie Sable, Andrew Dietrich, Ashley Hetrick of Larson Design Group and Robert McCollim of PennTex Ventures LLC.

**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.

**APPROVAL OF THE MINUTES:**

A motion was made by Mr. Wood, seconded by Mr. Sanner, to approve the minutes of the February 20, 2023 Planning Commission Meeting. All members voted in favor. Motion carried.

**HEARING OF THE VISITORS:** None

**SUBDIVISION AND LAND DEVELOPMENT STATUS:**

**Subdivision and Land Development Status Report-** The review period for the Greenwich Commons and Dollar General Plans expires before the next Planning Commission meeting. A time extension has been offered until May 1, 2023.

A motion was made by Mr. Sanner, seconded by Mr. Wood, to recommend the Greenwich Township Board of Supervisors accept the offer of an extension of time to the review period until May 1, 2023 for the Greenwich Commons Subdivision and Dollar General Land Development Plans. All members voted in favor. Motion carried.

**Greenwich Commons Preliminary Subdivision Plan / Dollar General Land Development Plan**

The engineers for the developer, Ashley Hetrick of Larson Design Group and Bob McCollim of PennTex Ventures LLC were in attendance to get further clarification on the February LTL review letters. The developer had revised the plan, but not submitted the plan for review. The proposed revision shows three lots and a thirty foot wide easement across the rear of Lot 1. The Planning Commission asked the purpose of the easement be defined. Ms. Adams agreed with the concept of three lots but wanted to make clear through a note on the plan that Lot 3 Residue would require further subdivision. The requested waivers were discussed in relationship to the proposed realignment of Long Lane. The Planning Commission directed that the portion of the realignment from Old Route 22 to the property line between Lots 1A and 2A be paved. This will function as the Dollar General's driveway. Once the entire realignment is complete and paved, the Township will accept the road for dedication. Mr. Macfarlane will conduct further research into dedication of township roads. Mr. Sable of 593 Old Route 22 asked if the Penn DOT Highway Occupancy Permit depends on the completion of the realignment and if the Dollar General driveway would meet the line of sight requirement if Long Lane remains at its current location. The abandonment of Long Lane was discussed and comments on the review letter regarding depiction of the abandonment will be removed. The township will vacate the road through adoption

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of an ordinance once the entire realignment is complete. Mr. Stevens suggested the existing road could be used for fire access.

Waivers have been requested for curb and sidewalk. The Planning Commission did not want to encourage pedestrian traffic along Old Route 22, and like the Folino Winery Plan, would not require curb and sidewalk along Old Route 22 or from Old Route 22 to the entrance of the Dollar General or on the opposite side of the realignment along lots 1B and 2B. The Planning Commission did want curb and sidewalk from the Dollar General driveway to Lot 2A to accommodate pedestrians. Mr. McCollim agreed to provide an escrow for the future installation of sidewalk.

Ms. Sable of 593 Old Route 22 stated that she sees many people walking on Old Route 22 and felt it would be a safer to provide sidewalk on Old Route 22. She suggested showing the sidewalk and grading on the plan like the Krumsville Convenience Store Plan was required to do along with a note stating sidewalk would be deferred until the Supervisors deemed it necessary.

Ms. Hetrick asked if perks and probes were needed on Lot 3 since this will be treated as residue and remain in agricultural use. Ms. Adams suggested this be a waiver request since no development is proposed on Lot 3 and further subdivision will be required to develop the lot. Storm water comments were discussed and the need for a blanket easement for township inspection. Mr. Macfarlane state that inspection will be covered in a storm water maintenance agreement. Infiltration testing in the basin needs to be completed. Ms. Hetrick asked about a waiver from the recharge requirement. Ms. Adams stated the release rates must be met. Mr. McCollim asked about a waiver for the concrete monuments since the cost of the monuments exceeded the cost of the concrete work for the entire Dollar General site. The Planning Commission was agreeable to capped iron pins.

## **NEW BUSINESS**

**Joint Comprehensive Plan Proposal** – Ms. Hollenbach briefly discussed the Joint Comprehensive Plan and the cost savings by participating in a joint plan with the other municipalities in the Kutztown Area School District. Mr. Wood questioned if there was any concern that all the industrial development would be put in Greenwich Township because of I78 and asked what the County Comprehensive Plan showed for Greenwich Township development. Ms. Hollenbach stated that the Berks County 2030 Comprehensive Plan was consistent with Greenwich Township’s current Comprehensive Plan. The township would not have to accept additional industrial development if that was not the vision for the township. Mr. Dietrich discussed a conversation he had with County Commissioner Leinbach. The county has stopped buying development rights of properties that are not zoned agriculture. Ms. Hollenbach explained the difference between Joint Comprehensive Plan and Joint Zoning. Only through joint zoning, would municipalities not have to accommodate every use. Mr. Stevens suggested that if a Planning Commission member was to represent the township on the Joint Comprehensive Plan Committee that the Commissioners rotate into the position each year so each gets to serve.

A motion was made by Mr. Sanner, seconded by Mr. Anders, to recommend to the Board of Supervisors that they participate in the Joint Comprehensive Plan. All were in favor. Motion carried.

**ADJOURNMENT:** Motion made by Mr. Sanner, seconded by Mr. Anders, to adjourn the meeting at 9:21 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach  
Administrator/Secretary/Treasurer