

**The Township of Greenwich
Planning Commission Meeting
Monday, May 21, 2018**

Minutes

CALL TO ORDER AND PLEDGE OF ALLEGIANCE: Chairman Oscar Kleinsmith called the meeting to order at 7:30 p.m. with the Pledge of Allegiance. Members present: Michael Stevens, Richard Grim, Timothy Radway. Professionals present: Solicitors, Alex Elliker; Engineer, Pete Eisenbrown; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission, and that the meeting is being recorded.
2. Chairman Oscar Kleinsmith informed the audience that there would be no discussion on the new plan for Crossroads X #2, extension letter received.

APPROVAL OF THE MINUTES:

1. Motion was made by RG and seconded by TR to approve the Minutes of the April 16, 2018 Planning Commission Meeting. Motion carried 4-0.

HEARING OF THE VISITORS: No public comment.

PLANS TO REVIEW:

1. Shrawder Annexation, 270 Schlegel Rd. Annexation request is to relocate the property line between two parcels both owned by James Shrawder. Lot 2 has a viable driveway location with viable sight distance in Greenwich Township. Notes will be on final plan for both stormwater and driveway. Sewer inspection recommended by Berks Enviro Tech is scheduled. DEP sewer inspection is not required so no waiver is needed. Maxatawny Township has agreed to waive their review on driveway approval, document will be prepared and signed by the property owner, Maxatawny Township and the Greenwich Planning Commission Board Members. At this time it was requested that the PC recommend the plan to the Board of Supervisors for approval. Motion made by TR to recommend plan to the BOS for approval, seconded by RG. Motion carried 4-0.
2. Krumsville Convenience Store. Aaron Navarro, attorney for Harmike Investments went over LTL's review and the items that needed discussion.
Section 602.3 and 602.4 Curbing and Sidewalks. Developer is agreeable with providing curbing on his side of Zettlemyer Rd. however, does not agree that he should be responsible for providing curbing to the opposite side of Zettlemyer Rd. Developer will request a waiver for cubing on the opposite side of Zettlemyer Rd. A waiver will be requested to defer a sidewalk along Krumsville Rd. until sidewalks are being completed in the area; at that time the property owner agrees to absorb all costs for sidewalks. Pete Eisenbrown will check on the ordinance and recommends that the sidewalk be completed on Zettlemyer Rd. and Deferred on Krumsville Rd. with documentation that the owner will absorb costs when sidewalks are necessary in the future.
Section 305.D and 305.1 Stormwater Hotspots. Developer is confident that their proposed system meets the requirements for storm water runoff. It was discussed that Pete, Aaron and the Conservation District have a three-way conversation to develop a maintenance agreement to ensure that maintenance is completed on a routine and timely basis. Developer agrees to have a third party perform maintenance upkeep and have the third party provide verification of

maintenance completed and proof of such forwarded to the Township. There will be no parking on Zettlemoyer Rd. nor Krumsville Rd. and it was stated that the developer is required to enforce. Discussion took place on how the developer should go about enforcing the no parking requirement. Pete explained that the Township will install the required signage. Pete and Aaron requested permission to discuss the planning and reviews at different stages of the planning process. Alex Elliker recommended they get approval for this from the Board of Supervisors at their next meeting. No Action was taken.

Joyce Dietrich inquired if the school was notified of the Convenience Store plan. The school received notification of the Plan and the Conditional Use Hearing Date.

3. Crossroads X #2. A ninety (90) day Extension of Time was requested by the Developer through September 20, 2018 in order to review LTL Engineering Comments. Motion made by RG to recommend to the Board of Supervisors for the approval of the extension, seconded by TR. Motion carried 4-0.

Dave Uslar – Questioned why extensions are granted to the Developer. Alex explained that this is a new plan and also how the process progresses.

Leroy Kerschner – Passed out photos of Rt. 737 North with Warning Signs concerning trucks and trailers, and asked if the pictures meant anything to them. Chairman Kleinsmith explained that Rt. 737 is a State Road which the Township has no authority over, and that PennDot would be responsible for signage and enforcement of truck and trailer restrictions.

Leroy also showed the PC a jar of clean water which he collected from the Crossroads X property on May 21st showing that the water is clean and if that were to change with warehouse construction he will notify authorities and have them come to the Township.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: PC reviewed the report.

CORRESPONDENCE:

1. LTL Monthly Reports - Commission reviewed reports.

2ND HEARING OF THE VISITORS:

1. Fred Germann questioned if the LTL Review Letter for Crossroads X #2 was available for public view. It is available with a Right-to-Know request form.
2. Dodie Sable questioned if there was a document received from Berks County Planning Commission. There was and it is available with a Right-To-Know request form.

ADJOURNMENT: Motion made by TR and seconded by RG to adjourn the meeting at 8.07 p.m. Motion carried. (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer