

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING DECEMBER 4, 2023**

ATTENDANCE

Planning Commission: Gibson Excused Hand _____ Dietrich _____
 Klahr _____ Meek _____ Scharff Excused 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

November 6, 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 – 09 WEISE SUBDIVISION

EXPIRATION DATE – 2/04/2024

(Final Minor Plan) Owners: Bryan E. Weise & Heather C. Weise; Agent: John Hoffert
Surveying, Inc.; Location: 878 Freemansville Rd.; Parcel ID# 39-530504617460; Plan
No. D-23-87-1; Proposal Summary: Subdivide 1 lot into 2 lots (existing residue and
Lot1).

a) Revised Final Minor Subdivision Plan from John Hoffert Surveying, dated 12/04/23

b) 2nd Review Letter from GVC, dated 11/28/23

c) **Planning Module Component 4A**

2023 – 10 MATZ TRACT LOT 5 SUBDIVISION EXPIRATION DATE – 3/03/2024

(Preliminary/Final) Owner: B5K-K48, L.P.; Agent: C2C Design Group- Charles Frantz, P.E.; Location: Frontage on Hampshire Rd. and Old Lancaster Pike; Parcel ID# 39-438406388683; Plan No. BKK-CMU-01; Proposal Summary: Subdivide existing Matz Tract Lot 5 into Proposed Lot 5A and Residue Lot 5 with on-lot water and public sewer. Lot 5A is not a future building lot.

- a) Preliminary/Final Subdivision Plan from C2C Design Group, dated 11/02/23
- b) Cumru Twp. Subdivision & Land Development Application, dated 11/07/23
- c) Waiver request letter from Charles Frantz, P.E., dated 11/07/23
- d) Traffic Analysis for sight distance at existing driveway from Bogia Engineering Inc., dated 10/02/23
- e) BCPC Review Letter, dated 11/29/23
- f) **Review Letter from GVC, dated 11/28/23**

2023-11 GRINGS HILL BUSINESS PARK, LLC EXPIRATION DATE – 3/03/2024

(Preliminary/Final) 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) Preliminary/Final Subdivision Plan from Benchmark Civil Engineering Services, Inc., dated 11/08/23
- b) Cumru Twp. Subdivision & Land Development Application, dated 11/08/23
- c) BCPC Subdivision & Land Development Review Application, dated 11/08/23
- d) Waiver Request Letter from Paul A. Szewczak, dated 11/10/23
- e) Traffic Impact Assessment (TIA) Review from GVC, dated 8/02/23
- f) Post-Construction Stormwater Management and Drainage Calculations Report, dated 11/07/23
- g) Jurisdictional Wetland Determination Report, date of site visit 5/31/23
- h) Traffic Impact Assessment Report, dated October 2023
PennDOT Review Comments dated 11/16/23 stated: based on the trip generation, a TIA will not be required for this development.
- i) Sanitary Sewer Review by Atlas Engineering, dated 11/27/23
- j) **Review Letter from GVC, dated 12/04/23**
- k) **Highway occupancy permit application**

OTHER BUSINESS

A.) Meeting Schedule for 2024

- 1) **Reminder: January regular meeting is on 1/8/2024 at 6:00 p.m.**
- 2) July 2024 – does the PC want to meet before or after Independence Day?
- 3) Confirm September 2024 meeting date moved to 2nd Monday for Labor Day

ADJOURNMENT