

Greenwich Township Planning Commission Meeting
Monday, January 20, 2025

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, David Rydzewski. Professionals present: Solicitor: Colin Macfarlane, Engineer: Michael Bingham, Administrator: Diane Hollenbach.

ANNOUNCEMENTS: Chairman Stevens informed 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.

REORGANIZATION OF THE PLANNING COMMISSION:

Mr. Stevens turned the meeting over to Mr. Macfarlane for nomination of officers.

A motion made by Mr. Sanner, seconded by Mr. Wood, to nominate and appoint Michael Stevens as Chairman. All members voted in favor. Motion carried.

A motion made by Mr. Stevens, seconded by Mr. Rydzewski, to nominate and appoint Kerry Berger as Vice Chairman. All members voted in favor. Motion carried.

A motion was made by Mr. Stevens, seconded by Mr. Wood, to nominate and appoint Ken Sanner as Secretary. All members voted in favor. Motion carried.

The meeting was turned over to the Chairman.

APPROVAL OF THE MINUTES:

A motion made by Mr. Berger, seconded by Mr. Rydzewski, to approve the minutes of the December 16, 2024 Planning Commission meeting. All members voted in favor. Motion carried.

PUBLIC COMMENTS AND HEARING OF THE VISITORS: None.

SUBDIVISION AND LAND DEVELOPMENT STATUS: All plans were current.

A & C Truck Repair

Mr. DeGroot, representing A & C Truck Repair, addressed the Systems Design Engineering January 13, 2025 review letter. The plan will comply with the comments. The NPDES permit should be in hand soon. The agreement with Met Ed is being worked through. Mr. Bingham and Mr. Macfarlane asked for a note on the plan stating the development and construction of the project will not violate the agreement with Met Ed. Due to Met Ed's comment regarding the induced electrical charge, a grounding system must be installed.

The plan shows widening of one lane of Zettlemoyer Road to 16.5 feet while the other lane remains at 12 feet. The provision for future sidewalks has been added to the plan. The fire chief review was received. Waivers to section 516.1.d traffic study and section 403.b.19 allowing a blanket storm water easement were approved previously.

A motion was made by Mr. Sanner, seconded by Mr. Rydzewski, to recommend approval of a waiver to section 304 and 307 to allow the A & C Truck Repair plan to go through review as a preliminary/final plan. All members voted in favor. Motion carried.

Mr. DeGroot will submit a waiver request in writing for the sidewalk deferral and road widening on one side of Zettlemoyer Road and submit a revised plan for approval.

PNK Sketch Plan

Representatives of PNK Group presented a sketch for a 117,000 square foot building to manufacture the components to build warehouses at 1821 Old Route 22 Lenhartsville. The plan included multiple laydown yards that the applicant stated would be concrete. The company currently runs a similar facility in Bethel Township. With expansion to Lenhartsville, they will create 150 to 200 jobs. Their process minimizes waste by recycling water.

The zoning is Rural and Commercial and a portion of the property is in Windsor Township. The site has wetlands. Mr. Macfarlane provided the following comments:

1. A use variance will be needed in the Rural Zoning District.
2. A use variance will be needed for development of steep slopes.
3. Erosion and Sedimentation Plan approval is needed from the Berks County Conservation District and the presence of wetlands and the large area that is to be made impervious could present challenges.
4. Windsor Township will also have to review the plan since the property is in both townships.
5. 10 – 15% of the property will likely be needed for storm water facilities.
6. Noise and dust must be addressed.

Mr. Bingham questioned if they had looked at the truck route to the I78 interchange. Mr. Sanner asked about number of trucks and type of trucks. The facility does not ship every day but accepts deliveries of sand and stone and other materials about six to eight times a day. They operate entirely inside the building from 7am to 6pm with no shipping after 3:30pm. Product is shipped on regular flat beds. There are no oversized loads, only overweight loads. The Commission felt there would be issues whichever direction the trucks traveled on Old Route 22 to get to I78.

Onvo Travel Center Sketch Plan

Representatives for Onvo Travel Center presented a sketch plan to construct a travel plaza with a convenience store, fuel, restaurant and drive through restaurant on two lots at 1496 and 1464 Krumsville Road. The zoning is Commercial and Rural and currently holds a temporary concrete batch plant. A church is to the west of the property and the Greenwich Elementary School is across the street. The lots will be consolidated into one lot and the developer would like to abandon and annex Rausch Road to the property. The travel center will be 8,334 square feet. It will be one building and one use. The plan shows 77 parking spaces. Onvo runs hospitality-oriented businesses and has franchises with Burger King, IHOP, Tim Horton, Subway, Popeyes and Marriott Flag Hotels. They also run their own restaurant facility inside their buildings. They are considering Burger King, Popeyes or Tim Hortons for this location's drive through.

Onvo is currently working on a land development plan to reconstruct the Bandit at the New Smithville exit which will provide service for tractor trailer trucks. The Greenwich Township site is proposed to cater to cars, campers, and buses and shows two diesel pumps, has no overnight facilities, and operates 24 hours a day. The parking lots will be well lit with cameras. The Commission questioned if there would be skill games and liquor. Liquor sales are unknown at the moment but there will be gambling machines linked directly to the state. The developer would like their driveway in the location of Rausch Road and perhaps an exit across from the school. Marc Sable stated that Penn DOT did not grant access onto Route 737 to the proposed convenience store across the street and required no parking along Route 737. Access will be a Penn DOT issue.

Mr. Macfarlane stated the use is permitted by conditional use. A use variance will be needed for the parcel zoned Rural. Mr. Stevens had an issue with the use near a school. He was concerned about the safety of the students, trucks idling in the parking lot for ten hours at a time and raised concerns about the shooting and murder that took place at the Love Truck Stop just down I 78 near Shartlesville. Mr. Berger pointed out that he

heard the school district is talking about closing Greenwich Elementary and there are ways that the project can be designed to restrict trucks such as limiting parking space size and the fuel pump area design.

BUSINESS

Approval of the 2024 Planning Commission Annual Report

A motion was made by Mr. Sanner, seconded by Mr. Berger, to authorize the Chairman to sign the 2024 Annual Report and have the secretary send it to the Board of Supervisors. All voted in favor. Motion carried.

ADJOURNMENT:

A motion was made by Mr. Berger, seconded by Mr. Sanner, to adjourn the meeting at 8:45 pm. All members voted in favor. Motion carried.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer