

**The Township of Greenwich
Planning Commission Meeting
Monday, September 18, 2017**

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, Kerry Berger. Professionals present: Solicitors, Alex Elliker; Engineers, Ryan Christman and Keith Lawler of KCE; Secretary Treasurer, Jane Werley.

ANNOUNCEMENTS:

1. Chairman Oscar Kleinsmith informed the audience to state their name and address if addressing the Commission.
2. Chairman Oscar Kleinsmith informed the audience that the meeting will be recorded and deleted once the meeting minutes are typed.

ACTION ON THE MINUTES:

1. Motion was made by KB and seconded by RG to approve the Minutes of the August 21, 2017 Planning Commission Meeting. Motion passed (4-0).

PLANS TO REVIEW:

1. KCE Review Letter dated 9/14/17. Ryan Christman from KCE explained the waivers being requested by Crossroads X and what the impact would or would not be for each.
2. Crossroads X. Keith Lawler from KCE went over the Highway Occupancy Permit Application No. 108418 submitted by Crossroads X to PennDOT. Per Kate Durso, Solicitor for Crossroads X, there were some comments that needed to be addressed for further review. Those items were resubmitted and they expect the permit to be issued within the week.
3. Berks Enviro Tech, Inc. Board reviewed the Comp. 2 planning Module for Crossroads X.

QUESTIONS TAKEN FROM VISITORS ABOUT THE CROSSROADS X WAREHOUSE:

1. Oscar Kleinsmith, Chairman. Wanted to ensure that the warehouse has been set up to ensure no tractor trailer traffic would back up onto Rt. 737, and that trailer's and emergency vehicles could travel completely around the warehouse building.
 - a. Crossroads X assured that all vehicles will be able to travel completely around the warehouse and that that plan was approved by PennDOT.

- b. In reference to emergency vehicles Crossroads X has been in contact with Matt Brett from the Kempton Fire Company and stated that the fire company is satisfied with the emergency access entrance provided in the plans. There will be a second meeting between the Kempton Fire Company and Crossroads X for final comment on the plans. The Fire Company also reviewed, in detail, plans for fire protection systems and fire fighter access.
2. Dodie Sable, 593 Old Rt. 22. Submitted four additional complaints to the board in reference to the engineering review dated August 18, 2017, traffic number disputes, HOP concerns and zoning ordinance compliance. Complaints will be submitted to the Board of Supervisors for review.
3. Rebekah Halverson, 1422 Long Lane Rd. Questioned the low volume driveway permit and who monitors it for compliance. She also mentioned being in attendance at the PennDOT meeting and stated that PennDOT had no issue with not allowing tractor trailers on Long Lane Rd. She is requesting that a "No Truck" sign be put on Long Lane Rd.
 - a. Kerry Berger questioned the monitoring of a low volume driveway and what would happen if it is exceeded. Kate Durso explained that if the numbers exceed what the permit allows PennDOT may shut the business down.
 - b. Fred Germann questioned how often a permit such as that is exceeded. There was discussion between him and Dodie Sable about a warehouse in Macungie, PA and how that is being handled.
4. Mark Sable, 593 Old Rt. 22. Will further research the low volume driveway and if necessary will file an appeal with PennDOT.
 - a. Further questioned about what will happen with traffic when road construction/repair is taking place or when accidents occur, and if there is an alternative traffic pattern required. This would also be decided by PennDOT and Dodie Sable would like it reviewed.
5. Leroy Kerschner, 1895 Krumsville Road. Offered to drive the board members and any residents willing to go on a tour around the back side of the warehouse property so that they know exactly what the property looks like and can see how wet the ground is. Michael Stevens agreed to take the tour with Leroy. He also asked if Crossroads X would agree to allow residents to mow down weeds on the property. Crossroads X requested that there be no trespassing on their property.
6. Joyce Dietrich, 153 Dotterer Rd. Still requesting that the invasive weeds be taken care of on the Crossroads X property. Crossroads X stated that they have received a quote to have that done but no date has been set for work to be completed.
7. Discussion took place regarding ordinances and who is responsible if and when an ordinance is violated. Legal explanation was given by Alex Elliker and residents can present expert testimony at the next BOS meeting.
8. Fred Germann, 1273 Krumsville Rd. Concerned with testing on vertical permeability because no horizontal permeability tests were done to his knowledge. Also is concerned that plans are not signed by a geotechnical engineer.
9. Andrew Dietrich, 660 Old Rt. 22. Asked if Crossroads X would grant the township another extension. His request was denied by Crossroads X.
10. Dodie Sable, 593 Old Rt. 22. Questioned how soon construction could start if plans are approved at the next BOS meeting. Kate Durso explained the steps that need to be taken after BOS approval and before the start of construction.
11. Kay Brendlinger, 81 Oswald Rd. Discussed tax collection amounts and how she believes the warehouse could impact tax payers in the future.

MOTIONS:

1. Motion made by MS and seconded by RG to recommend approval for the Crossroads X Preliminary Plan to the Board of Supervisors. Motion passed (4-0).
2. Motion made by MS and seconded by RG to grant the requested waivers to Crossroads X with the right to revisit the issue should changes to plans take place in the future. Motion passed (4-0).
3. Motion made by OK and seconded by MS to sign the Berks Envirotech Component 2 Planning Module for Crossroads X after Solicitor's review. Motion passed (4-0).

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT: No changes at this time.

CORRESPONDENCE:

1. KCE Monthly Report – The Commission reviewed the report.
2. Technicon Report – Nothing new to report.
3. LTL Monthly Report – The Commission reviewed the report.

ADJOURNMENT: Motion made by RG and seconded by KB to adjourn the meeting at 9:30 p.m.
Motion passed (4-0).

Respectfully Submitted,

Jane Werley
Secretary/Treasurer
Greenwich Township