

Greenwich Township
Planning Commission Meeting
Monday, December 19, 2022

Members present: Michael Stevens, Richard Wood, Ken Sanner, Richard Grim. Professionals present: Solicitor, Colin Macfarlane; Engineer, Jessica Adams.

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.

ANNOUNCEMENTS:

Chairman Stevens asked the audience to state their name and address if addressing the Commission. The meeting is being recorded for the accuracy of the minutes and then deleted and to be aware that attending visitors may also be recording.

APPROVAL OF THE MINUTES:

A motion was made by Mr. Sanner, seconded by Mr. Grim, to approve the minutes of the November 21, 2022 Planning Commission Meeting. All were in favor. Motion carried.

HEARING OF THE VISITORS:

Frederick German commented on the placement and possible settlement of the fill at the Dollar General site.

SUBDIVISION AND LAND DEVELOPMENT STATUS REPORT:

The Planning Commission reviewed the report. Colin noted that Onvo was only a sketch plan and had no review deadline.

Leid Poultry Barn Time Extension

A motion was made by Mr. Wood, seconded by Mr. Sanner, to recommend that the Board of Supervisors accept the time extension offered by the developer for the Leid Poultry Barns until February 7, 2023. All were in favor. Motion carried.

PLANS TO REVIEW:

Greenwich Commons Preliminary Subdivision Plans – The property is at the intersection of Long Lane and Old Route 22. The owner is looking to subdivide a portion on the south side of Old Route 22. Long Lane will be realigned. Perk test results will confirm the number of viable lots.

Dollar General Preliminary Land Development Plans – The plan was reviewed with the Planning Commission. There has been a geotechnical report and testing on the site. Ryan Wessner stated that soil and foundation engineering will be required when the permits are submitted. The plan depicts a 9100 square foot store. A variance was granted to reduce the number of required parking spaces. Storm water will be managed in the front of the property. A waiver will be requested to the curb and sidewalk requirement for the subdivision plan and the land development plan. Discussion was held on interior sidewalk between the two lots. The Penn DOT Highway Occupancy Permit and NPDES permits are not needed prior to submitting final plans, but final plan approval is conditional upon receiving the outside agency approvals. Ms. Adams clarified that the

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Greenwich Commons Subdivision Plan and the Dollar General Land Development Plan should be identical except for the improvements specific to the Dollar General. Clarification was provided on lot numbering and labeling. Fred German questioned the storm water and discussed horizontal flow. Storm water will be handled by an aboveground infiltration basin and outlet to the northwest corner of the property and is designed based on the current regulations.

NEW BUSINESS: None

ADJOURNMENT: Having no further business, a motion was made by Mr. Sanner, seconded by Mr. Grim, to adjourn the December 19, 2023 Planning Commission meeting. All were in favor. Motion carried. Meeting adjourned at 8:15 p.m.

Respectfully Submitted,

Diane Hollenbach
Administrator/Secretary/Treasurer