

BOROUGH OF RED HILL
PLANNING COMMISSION MINUTES
February 21, 2008
7:00 pm

Chairperson, Charles McCleary, called CALL TO ORDER - the scheduled meeting of the Red Hill Planning Commission to order on the above date at 7:00 pm.

MEMBERS PRESENT: Ralph Schmell, John Lehr, Thomas Diascro

OTHERS PRESENT: Mark Hosterman, Solicitor, Norm Ulrich, Engineer, Darlene Stoudt, Secretary

VISITORS PRESENT:

Molly and Hayward Weaver – B&W

ACTION ON MINUTES - A motion to approve the Minutes of August 17, 2007 was made by Thomas Diascro and seconded by Ralph Schmell. Motion carried unanimously.

CITIZENS PARTICIPATION: No participation

PROJECTS – B&W

This project proposes building a single access asphalt/gravel drive, providing sixteen parking spaces and constructing a steel fabrication and erection shop with office area on site containing 3,124 acres of land along Hendricks Road, in the Limited Industrial (LI) Zoning District. The plans indicate that the property currently exists as vacant land. The plans state that the property is to be served by public water and public sewer. The applicant has submitted a Preliminary Plan for review by the Borough.

1. Section 27-404.4 -This section specifically indicates the requirements for buffer yards. The tree spacing dimensions are incorrectly shown on the plan at (30) feet and should be shown at 15 feet. It was agreed to staggered the trees at 15 ft.
2. Section 27-500: Outdoor Storage control. Keys will be kept in the lock box for the fire marshal, John Lehr. The fire marshal will be sent an access letter.
3. Section 27-505: This section stipulates various requirements for sewage waste treatment and disposal control. The health department wants a letter from UMJA stating that UMJA approved plans to run the sewage to the holding tank. There will be an escrow in place for hook- up to the pumping station. The borough needs a letter from UMJA before agreement between borough and health department. Mark Hosterman will make the agreement.
4. Section 27-703.7 - Parking spaces to be marked. The borough is ok with stops.
5. Section 27-703.7 - Night time illumination. The borough is satisfied with the lighting on the property.
6. Section 27-703.8 - Landscape pavers – The borough is ok with the pavers.
7. Section 27-703.9 - Screening requirements. – Evergreens in front. An escrow account must be setup for more trees with approval by the borough on the future landscape plans. (Subject to LTL landscape criteria)
8. Section 27-704.2.B - Off-Street loading facilities - The borough is satisfied with the size of (WB-40) truck. Truck circulation plans were submitted for a truck identified as a WB-50 with a 48ft trailer.

Conformance with Subdivision and Land Development Ordinance

1. **Section 22-305.c.(1)** - B&W is requesting a waiver from showing any additional existing features beyond what is shown to 400 feet around the property.

2. Section 22-403.1.J - Emergency service personnel access. Fire Marshal will review, comment and approve prior to plan approval and then he will submit a letter of approval.

General Comment –

Public Walking Trail – The borough has p indicated to obtain a thirty foot dedicated easement along the back of the property in the area of the Old Perkiomen Railroad bed. The borough wants to continue the trail for dedication of the easement. The borough wants the developer to the construct trail.

Mark Hosterman stated that preliminary plan must be satisfied and approved with no more changes and the escrow conditional.

Ralph Schmell made a motion to adjourn the meeting at 7:50 pm and John Lehr seconded the motion. Motion passed unanimously.

Respectfully submitted,

Darlene Stoudt, Secretary