

COLEBROOKDALE TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES OF July 21<sup>st</sup>, 2022

The regularly scheduled meeting of the Colebrookdale Township Planning Commission was held on the above date at the Township Building. Chairman William Spade called the meeting to order at 7:00 p.m. with all present joining in the pledge to the flag.

Members present: William Spade, Abigail Burger, Jeremy Madaras, Craig Edgerton, Emma Gustafson, Gretchen Lea, and David McElvee. Also present was Township Manager Cindy Conrad, Township Solicitor Kraver, and Township Engineer Josh Hagadorn.

**MINUTES**

The June 16<sup>th</sup>, 2022 Planning Commission meeting minutes were presented to the Planning Commission Members for their review and approval. **On a motion by Abigail Burger, seconded by Jeremy Madaras, the June 16<sup>th</sup>, 2022 Planning Commission meeting minutes are approved as presented. There was no other public comment. Motion carried.**

**PUBLIC PARTICIPATION**

There was no public participation for the Planning Commission.

**OLD BUSINESS**

There was no old business for the Planning Commission.

**NEW BUSINESS**

There was no new business for the Planning Commission.

**SUBDIVISIONS / LDPs**

**MADISON WALK (Englesville Road): Deadline for Action: September 30<sup>th</sup>, 2022**

There was no action for the Planning Commission. Manager Conrad presented the Planning Commission with the Township Engineer review letter and Berks County Planning Commission review letter. Madison Walk confirmed they received the letter and wanted a little more time to review the letter and will plan to attend the August 2022 Planning Commission meeting.

**PA Senior Living – Personal Care Facility**

The Township received a Subdivision and Land Development application for the PA Senior Living Personal Care Facility. Manager Conrad confirmed all payment and paperwork was received and could be accepted for Township review. **On a motion by Craig Edgerton, seconded by Jeremy Madaras to accept the Subdivision and Land Development application for the PA Senior Living Personal Care Facility for Township Review. There was no public comment. Motion carried.**

Manager Conrad informed the Planning Commission that a review letter for the PA Senior Living Personal Care Facility from the Berks County Planning Commission. The review letter will be discussed at the next meeting along with the Township Engineer's review letter.

**PA Senior Living – Townhomes along Swamp Creek**

The Township received a Subdivision and Land Development application for the PA Senior Living Townhomes along Swamp Creek. Manager Conrad confirmed all payment and paperwork was received and could be accepted for Township review. **On a motion by Abigail Burger, seconded by Gretchen Lea to accept the Subdivision and Land Development application for the PA Senior Living Townhomes along Swamp Creek for Township Review. There was no public comment. Motion carried.**

Manager Conrad informed the Planning Commission that a review letter for the PA Senior Living Townhomes along Swamp Creek from the Berks County Planning Commission. The review letter will be discussed at the next meeting along with the Township Engineer's review letter.

### **LAZY K CAMPGROUND – TOWNSHIP LINE ROAD:**

#### **Deadline for Action: August 17<sup>th</sup>, 2022**

Manager Conrad informed the Planning Commission that Lazy K Campground submitted an Extension of Time agreement to the Township. **On a motion by Jeremy Madaras, seconded by Craig Edgerton, is recommending approval of the Extension of Time Agreement by the Board of Commissioners. There was no public comment. Motion carried.**

Manager Conrad presented the Planning Commission with the Township Engineer review letter and Berks County Planning Commission review letter. Lazy K confirmed they received the letter. Manager Conrad informed the Planning Commission that Lazy K was requesting a staff meeting regarding the review letter before coming for the Planning Commission meeting. The Planning Commission members agreed that a staff meeting was a good idea.

### **Ridgewood Winery**

There was no action for the Planning Commission.

### **Colebrookdale Woods**

Two members from All County were present to discuss the Township Engineer's Stormwater review letter. Roger Lehman was present from All County to explain to the Planning Commission that they are applying for a new NPDES permit with DEP. DEP requires that Township to sign off and with a change in the Stormwater regulations that's why this is being submitted to them. Roger Lehman is looking for Cindy to sign off and confirm they have received and reviewed the new stormwater plans. **On a motion by Jeremy Madaras, seconded by Abigail Burger, to recommend to the Board of Commission for Township Manager Conrad to sign the acknowledgement letter regarding the NPDES permit and include the Township Engineer Review letter. There was no public comment. Motion carried.**

### **Metropolitan Edison Company**

Manager Conrad presented the Planning Commission members a request for a waiver of Land Development for the Met-Ed property. A representative from Apex Engineering was present to discuss the waiver of Land Development. The representative explained that Met-Ed was looking to replace the underground gas tank with two above ground gas tanks for the fueling of there trucks. Manager Conrad informed the Planning Commission that she spoke CEO Labe and he informed here it was like the waiver of Land Development that was granted to Sunoco. After discussion the Planning Commission is recommending the waiver of the Land Development. **On a motion by Abigail Burger, seconded by Emma Gustafon, to recommend to the Board of Commission the waiver of Land Development for Met-Ed. There was no public comment. Motion carried.**

### **CORRESPONDENCE**

Manager Conrad presented the Planning Commission with the letter that was sent regarding there decision for the Conditional Use Hearing for the PA Senior Living Facility. Manager Conrad informed the Planning Commission that a decision was made at the Conditional Use Hearing.

Manager Conrad informed the Planning Commission of an email that was received from the Borough of Boyertown looking for a letter of support for a multimodal grant for the Boyertown

Borough Phase 2 Streetscape project. **On a motion by Jeremy Madaras, seconded by David McElvee, to approve Manager Conrad to write and sign the letter of support for the multimodal grant for the Boyertown Borough Phase 2 Streetscape project. There was no public comment. Motion carried.**

### **DISCUSSIONS**

There was no discussions for the Planning Commission.

### **ADJOURNMENT**

There being no further business, the Planning Commission **meeting adjourned at 7:48 p.m. on a motion by Abigail Burger and seconded by Gretchen Lea. There was no public comment. Motion carried.**

The next meeting of the Colebrookdale Township Planning Commission is scheduled for August 18<sup>th</sup>, 2022 beginning at 7:00 pm.

Respectfully submitted,

Brittany Billera-Smith  
Planning Commission Recording Secretary

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