

**TOWNSHIP OF CUMRU PLANNING COMMISSION
REGULAR MEETING APRIL 7, 2025**

ATTENDANCE

Planning Commission: Gibson _____ Hand _____ Dietrich _____ Leonti _____
Morey _____ Potochnik _____ Keffer _____
(Alt.) Herr _____ (Alt.) Woleslagle _____ (Alt.) Zielaskowski _____
Others: Solicitor _____ Manager _____ Engineer _____ Secretary _____

Call to Order and Pledge to the Flag.

NOTICE:

Public comment will be accepted in person. Please include your first name, last name and address for all comments. Any comments without a name or address will not be considered. To accommodate as many people as possible, we request that each person’s comments be limited to 3 minutes. The meeting comment period is limited to a total of 60 minutes. This time period may be extended at the discretion of the Planning Commission. While public comments will be given due consideration, immediate responses will be done at the discretion of the Planning Commission.

PUBLIC

APPROVE MINUTES

March 3, 2025

PLANS

2022- 06 MORGANTOWN COMMERCE PARK (NORTHPOINT)

EXPIRATION DATE – BY STIPULATION

(Preliminary/Final) Owners: Route 10 Realty, LLC/NorthPoint Development, LLC;
Agent: Schlouch, Inc., Michael Hartman; Location: Morgantown Road and Freemansville
Road; Plan No. 21403110; Proposal Summary: Construction of a large warehouse

This plan is listed for tracking purposes and will not be discussed at this meeting.

HAWTHORNE RIDGE APARTMENTS

(Final Plan) Owner: KEVTIMRP, L.P. c/o Metropolitan Management Inc. ; Agent: C2C
Design Group; Location: 1910 Philadelphia Ave (SR724) ; Project No. MET-CMU-01;
Parcel ID #39531500464142; Proposal Summary: Construct 200 apartment units,
garages, a dog park, a playground, a clubhouse and pool utilizing public water and public
sewer facilities. This plan is subject to a court settlement stipulation.

1. Revised Final Land Development Plan from C2C, dated 4/03/25

INFORMAL DISCUSSION

A.) 2939 Welsh Rd.

Owner: Curvin Brubaker; Parcel ID #39439403304531; Proposal Summary: Construct a 5000 ft² building to house 4000 egg laying chickens.

- 1) The property is located in the AG district.
- 2) Owner is requesting a waiver of land development.

B.) 2399 Lancaster Pike

Owner: Giovanni Pascal; Parcel ID #39439509073143; Proposal Summary: Build a 30 ft. x 60 ft. 2-story accessory garage with water.

- 1) The property is located in the MUGC district.
- 2) The owner received ZHB relief to build a “30 ft. x 60 ft., 1000 ft², 1-story accessory garage” in 2022. (APP No. 781) Since 30 ft. x 60 ft =1800 ft², how is the discrepancy resolved?
- 3) Administration believes that land development would be required.
- 4) Applicant desires to add a second story, a toilet room and a truck washing bay to this building. ZHB decision requires further application to the ZHB for expansion. Does this constitute expansion requiring application to the ZHB?

C.) 1173 Cedar Top Rd.

Owners: Gretchen and Jerry Morris; Parcel ID #39530513144755; Proposal Summary: Owner would like to pave a 20 x 20 parking pad to the right of the house.

- 1) The proposed new parking area would constitute a second driveway. A waiver to SALDO section 509(E) would be required.
- 2) A survey should be required due to proximity to the property line.
- 3) Sight distance is a concern
- 4) Stormwater might be required
- 5) The property is located in the HR district. The owner received ZHB relief to operate a single chair beauty salon in 2021 (APP No. 765). ZHB decision requires further application to the ZHB for expansion. If the waiver is granted, does this constitute expansion requiring application to the ZHB?

D.) 427 Hain Rd.

Frantz Joseph is interested in purchasing the property; Parcel ID #39438512870017; Lot #2 of the Hain Road Subdivision. Applicant questions how many semi-detached and single-family homes can be built on this 5.43-acre property. What, if any, relief might be needed.

- 1) The property is located in the MR district.
- 2) No public sewer.
- 3) No public water.
- 4) Access configuration for multiple units would be a concern.

E.) Titus Clean Industries

Owner: Recycle The World, Inc (Joe D’Ascenzo); Parcel ID #39531600105762; Proposed Summary: Reactivate the facility.

- 1) The property is located in the GI district.

- 2) Is this facility a public utility or a private utility? A private utility requires a special exception.

F.) 471 Hunters Rd.

Owner: Dennis and Sheryl Wahl; Parcel ID #39439401370081; Proposed Summary: Build a third accessory building (detached garage). Owner had received ZHB relief for pool setbacks in 2016. Nonspecific relief was requested for a garage. (APP No. 700) The property owner now desires to build the garage and asks if the ZHB decision is applicable.

- 1) The property is located in the RC district. The lot is 1.82 acres (pre-existing); minimum lot size is 3 acres.
- 2) ZHB granted relief for Section 920 (A)(2)(b) pertaining to pool setbacks in 2026 (APP No. 700).
- 3) ZHB decision doesn't reference the ordinance Section [903.1 (B)(3)] pertaining to the garage setbacks, but included the words " additional garage" in item #7 in the decision. Does the owner need to apply to the ZHB for clarification?

ADJOURNMENT