

Chairman Larry Geiger called the 507<sup>th</sup> meeting of the Lowhill Township Planning Commission to order on January 31, 2022 at 7:00 p.m. The meeting was held in person at the Fogelsville Volunteer Fire Company and on ZOOM due to the COVID-19 pandemic. Members: Larry Geiger, Stephen Lear, Kevin Bubbenmoyer, Barry Betz, Preston Nelson, Mike Divers, Zoning Officer Brian Carl, Attorney Keith Strohl and Engineer Ryan Christman participated in person. John Casciano participated via Zoom. The meeting was advertised and operated in accordance with Act 15. The 506<sup>th</sup> minutes were approved as submitted. Motion carried.

**Re-Organize the Planning Commission Board - 2022**

Motion made by Stephen Lear, seconded by Barry Betz to appoint Chairman – Larry Geiger. Motion carried.

Motion made by Larry Geiger, seconded by Mike Divers to appoint Vice Chairman – Stephen Lear. Motion carried.

Motion made by Stephen Lear, seconded by Mike Divers to appoint Secretary – Kevin Bubbenmoyer. Motion carried.

**Kernsville Road Industrial (Core5) – Land Development – Prel. Plan Dated 12/16/2021 – Revised 1/14/22  
(7503 Kernsville Road)**

Joseph Fitzpatrick Jr. (Fitzpatrick Lentz & Bubba, P.C.), Paul Pontius (Core5 Industrial Partners), Adam Davies, P.E. (BL Companies), Greg Milot (traffic) attended the meeting and presented the plan. The applicant is proposing a 190,960 sq.ft. commercial warehouse/distribution center on 21.6 acres. The applicant was before the Zoning Hearing Board (Case#180, Appeal # 21-5 – height variance) to apply for relief on the building height restriction. A variance was granted and the building is not to be greater than 45 feet. Brian Carl stated that their first submission was back in October 2021. Comments on that plan were completed by Brian Carl (Zoning Officer) and Ryan Christman (Keystone Consulting Engineering). The applicant decided upon receiving these comments to request a continuance. This was granted until February 28, 2022. The new plan (revised date – January 14, 2022) has been reviewed by Brian Carl (dated January 28, 2022) and Ryan Christman (January 28, 2022). Brian Carl stated in his comment letter that a portion of the lot is in the EP area. The building and parking area appear to encroach into the EP area. Brian reviewed all his other comments with the Board and applicant. The traffic study was received and concerns for traffic on Kernsville Road and the intersection at Rt. 100 was discussed at length. Ryan Christman reviewed his comment letter with the Board. Ryan had comments on signal timing adjustments, LCCD, sewer and storm water corrections as well as the traffic counts and outside agency comments still need to be received. Due to the amount and magnitude of the comments, Keystone Consulting Engineering reserves the right to make additional comments as they are submitted.

Stephen Lear recommends that the ZHB not approve any variance requests concerning building in the EP if the applicant does choose this right to appeal the location of the EP area.

Gail Smith, Terry Lenhart, James Yost and Christine Dion spoke with the Board and applicant regarding their concerns with truck traffic, the intersection of Rt. 100, poor road condition of Kernsville Road, traffic going left towards Schnecksville and peak hours of drop-off and pick-up at the daycare facility across the street.

Rick Hughes spoke in reference to the truck traffic of potentially 3 warehouses and how that effects the intersection at Rt. 100.

It was agreed upon with Joseph Fitzpatrick that an extension of time will be forwarded to the Township office in order for the developer to have more time to address the comment letters from the Zoning Officer and Keystone Consulting Engineering. A time extension will be granted until March 31, 2022.

Motion was made by Stephen Lear, seconded by Barry Betz to table the plan and adjourn the meeting at 7:54. Motion carried.

Next Meeting Date – **Monday, February 28, 2022.**

Respectfully submitted,

Janet L. Henritz  
Recording Secretary