

Richmond Township Planning Commission

June 27, 2022 Monthly Meeting

7:00 p.m.

Chairman Kenneth Schlegel called the monthly meeting of the Richmond Township Planning Commission to order at 7:00 P.M. In attendance were Samuel Burkholder, Nicholas Stoltzfus, , Scott Anderson; Kraft Engineering, Michelle Mayfield, Esq.; Hartman, Valeriano, Magovern & Lutz, PC. and Jennifer Galomb, Commission Secretary.

I. APPROVAL OF THE MINUTES

A motion was made by Nick Stoltzfus to approve the minutes from the June 13, 2022 Planning Commission Meeting, Sam Burkholder seconded the motion. Motion carried unanimously.

II. PUBLIC PARTICIPATION- AGENDA COMMENTS.

NONE

III. OLD BUSINESS

NONE

IV. NEW BUSINESS

A. Review of Annexation Plan Between Twp Properties Located on Maiden creek Road.

Scott Anderson had introduced Robert Hain from Berks County Surveying & Engineering, who is representing The Kukielka's and their request for the annexation. The property is on Maiden creek Rd. They had done the surveying for the Greiss annexation project back in 2019, and they continued the surveying for this project. The Kukielka's property is on the west side of the drawing and is currently a land locked piece of ground that gains access with the existing driveway that goes across the Hahn property in the front that was laid out in 2002 were the house in the rear was separated from the house in the front and made it a land locked piece of ground. Mr. Kukielka has done some improvements since then and the fence that he has on the property going around the pool house in the backyard extends over on to the Greiss property which is shown as lot #2.

The purpose of this annexation is a land swap of even area to correct the encroachments. The new lot line would extend 15' to the east and it will run all the way out to Maiden creek Road, that way there is a least some sort of frontage on the public street if he should want to put a driveway in, he has that option. That same amount of ground, which is about 3/10 of an acre that's being conveyed on the side is going to be cut off the back of the Kukielka's property and will be conveyed to the Greiss property. Mr. Greiss hunts in the back yard and he had

purchased additional land from another property in 2019, so this will give him a little bit of a buffer to the property. No development is being proposed, it's pretty straight forward.

Ken Schlegel asked If there will be any issues with accessing the property. Mr. Hain stated that currently there is a driveway that exists across the Hahn property. The current plan does not show the specifics and details on the access easement that exists there but it's a supplement earlier from a copy of the plan from 2002 that shows at that time they had established those easements to provide for access to the rear property. Attorney Mayfield commented that as long as it is a recorded easement that goes with the property.

Scott discussed that there are really no improvements, so a lot of comments that are on the Kraft Engineering Review Letter were related to if there was a driveway, just to capture that on the plan.

The 1st comment as it is an existing land lock parcel with a flag lot there is a creation of frontage for a property, it does not meet the minimum requirements, however it was something that was not there previously, which is a preexisting non conformity. It's not 200' but it is more frontage than they had prior, so it is more compliant than previous. One of the stipulations of a flagged lot is that the access strip is not to be used towards the calculation of lot area. The lot is already less than the minimum 2 acres, which is already non-conforming, also flag lots are prohibited, unless permission is granted by the Township Board of Supervisors.

Scott had reviewed the letter and had discussed the access strip and a flagged lot in further detail.

A motion was made by Nick Stoltzfus to recommend waivers for Sections 608.1- Drawing Scale, Section 608.5.04- Complete Survey of Lot 2, and Section 804.1.04- Lot Depth to Width Ratio, Sam Burkholder seconded the motion. Motion carried unanimously.

A motion was made by Sam Burkholder to recommended waiver for Section 804.1.07(h)- Flag Lot Area Requirements, Nick Stoltzfus seconded the motion. Motion carried unanimously.

A motion was made by Nick Stoltzfus for conditional recommendation for final plan based on notes being addressed and Kraft Engineering's letter and the changes to Zoning Comment #2, Sam Burkholder seconded the motion. Motion carried unanimously.

V. MISCELLANEOUS BUSINESS

NONE

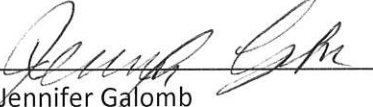
VI. PUBLIC PARTICIPATION- BUSINESS FROM THE FLOOR

NONE

VII. ADJOURNMENT

There being no further business, a motion was made by Sam Burkholder to adjourn at 7:35 p.m.
The motion was seconded by Nick Stoltzfus. Motion carried unanimously.

Respectfully submitted,


Jennifer Galomb
Secretary, Richmond Township
Planning Commission


Kenneth Schlegel, Chairman
Richmond Township
Planning Commission