

**AGENDA**  
**WESTERN BERKS REGIONAL PLANNING COMMISSION**

**November 30, 2021**  
**Robesonia Borough Hall**  
**75 South Brooke Street**  
**Robesonia, PA 19551**

**I. CALL TO ORDER: 7:00 PM**

**ROLL CALL:**

David Randler \_\_\_\_\_ David Manbeck \_\_\_\_\_  
Ted Noble \_\_\_\_\_ Mitch Wolfe \_\_\_\_\_  
Connie Keller \_\_\_\_\_ Bruce Edwards \_\_\_\_\_ Josh Fidler \_\_\_\_\_  
Randy Gartner \_\_\_\_\_ Harvey Marshall \_\_\_\_\_

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES from the October 20, 2021 Joint Planning Commission meeting** (Included in agenda packet)

Motion to approve \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_ Carries: \_\_\_\_\_

**IV. CITIZENS & VISITORS:**

**V. AMENDMENT TO SECTION 307, DIMENSIONAL REQUIREMENTS IN EACH DISTRICT, SUBSECTION 307.A, AREA, YARD AND BUILDING REQUIREMENTS, PARAGRAPH 5, MDR MEDIUM DENSITY RESIDENTIAL DISTRICT, TO PROVIDTMENTS IN THE MDR DISTRICT IN NORTH HEIDELBERG TOWNSHIP SHALL HAVE A MINIMUM AVERAGE LOT AREA OF SEVEN THOUSANT FIVE HUNDRED (7,500) SQUARE FEET. (enclosed in packet)**

**VI. AMENDMENTS TO ARTICLE II-Definition, ARTICLE III-Districts, Article IV Additional Requirements for Specific Uses...TO DESIGNATE CONVENIENCE STORES WITH FUEL PUMPS AS A SEPARATE/DISTINCT USE PERMITTED IN APPROPRIATE ZONING DISTRICTS; TO PROVIDE USE-SPECIFIC REGULATIONS; TO AMEND CERTAIN DEVELOPMENT REQUIREMENTS WITHIN THE TC/TR ZONING**

**DISTRICTS; AND TO UPDATE THE DEFINITIONS OF AUTO SERVICE STATION AND CONVENIENCE STORE (enclosed in packet)**

**VII. AMENDMENT TO THE ZONING MAP TO RE-ZONE THE AREA IN HEIDELBERG TOWNSHIP CURRENTLY ZONED AS AP-AGRICULTURAL PRESERVATION DISTRICT (PORTION OF PARCEL NO. 62433706289931-AKA 620 WILLIAM PENN BLVD) TO MDR-MEDIUM DENSITY RESIDENTIAL DISTRICT. (enclosed in packet)**

**VIII. ADJOURN: Time:** \_\_\_\_\_  
Motion: \_\_\_\_\_ 2<sup>nd</sup>. \_\_\_\_\_ Carries: \_\_\_\_\_