



# Subdivision & Land Development September 20 – October 22, 2019

## Berks County Planning Commission



### Types of New Development

#### Housing: 3 Total Units

Single Family Detached  
3



Mobile Homes  
0



Apartments  
0



Townhouse  
0

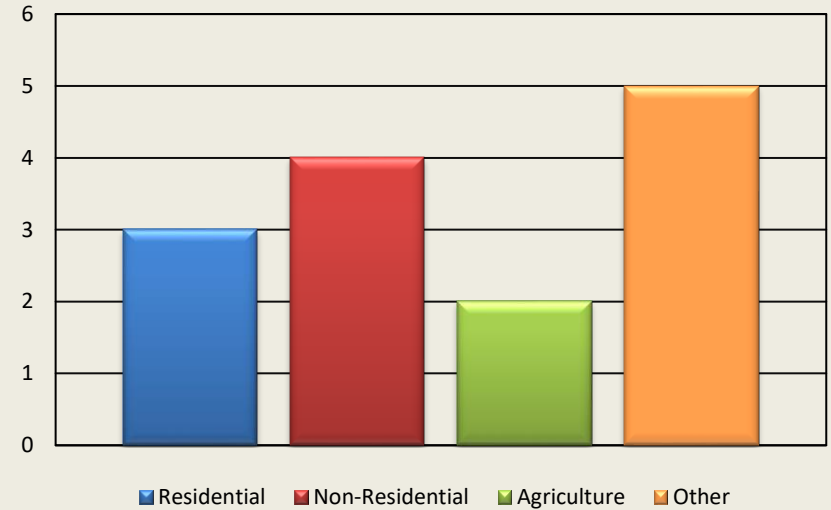


Semi Detached  
0



### Plan Activity

**Total**  
14  
**Subdivision/Lot Line Adjustment**  
9  
**Land Development**  
5  
**Acres**  
146.359



\*Annexations, Municipal, Recreation, etc.

\*Please refer to Monthly Subdivision Review Activity Report for details.

### Non-Residential: 107,155 Total Square Feet

Agriculture  
54,120



Public Quasi  
35,277



Industrial/Warehouse  
9,440



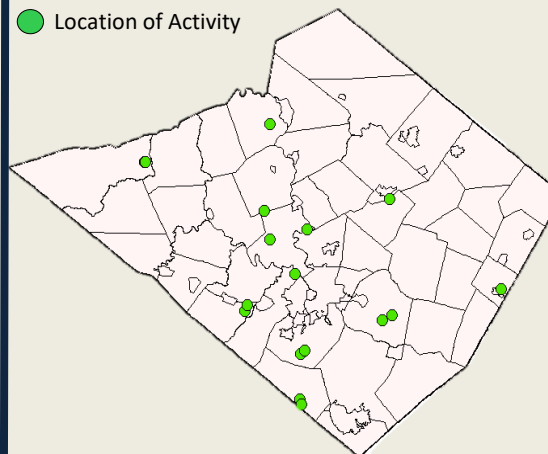
Commercial  
8,318



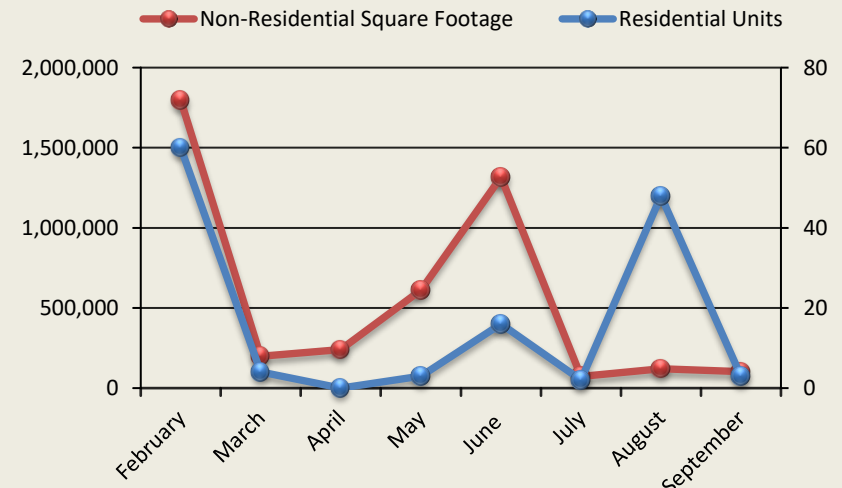
Commercial Recreational  
0



### Location of Activity



### Year to Date



**BERKS COUNTY PLANNING**

**COMMISSION**

**LAND DEVELOPMENT AND SUBDIVISION**

**ACTIVITY**

**MONTHLY REPORT**

**September 20, 2019 to October 22, 2019**

# LAND DEVELOPMENTS AND SUBDIVISIONS

## ACTIVITY

September 20, 2019 to October 22, 2019

### SKETCH PLANS – REVIEW

#### **1. Scott D. & Teresa K. Perfetto, Bern Township – File #7-13382**

Location: North and south sides of Old Bernville Road approximately 2,800-feet southeast of White Oak Lane.  
Applicant: Scott Perfetto  
Owner: Scott Perfetto  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 SF, 1 Residue  
Area to be Developed: 10.207  
Total Acreage: 33.896  
Linear Feet (street): N/A  
Density: 0.06  
Sewer: 1 OL  
Water: 1 OL

#### **2. Peacock Bridge Kennels Proposed Pole Barn, Bern Township – File #7-13383**

Location: Western side of Cross Keys Road (S.R. 4030) approximately 3,300-feet northwest of the intersection with Pottsville Pike (S.R. 0061).  
Applicant: Helga R. Bensing  
Owner: Helga R. Bensing  
Surveyor: Berks Surveying & Engineering, Inc.  
# of Lots or Units: 1 EX Commercial  
Area to be Developed: 0.5  
Total Acreage: 19.8  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

## **SKETCH PLANS – REVIEW (CONT.D)**

### **3. Maple Grove Park Dev. Group Beachy Annexation Subdivision, Brecknock Township – File #12-13378**

Location: Approximately 1,300-feet west of Maple Grove Road at the Lancaster County line.  
Applicant: Maple Grove Park Dev. Corp.  
Owner: Maple Grove Park Dev. Corp.  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 1 Residue  
Area to be Developed: 23.007  
Total Acreage: 72.0  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **4. Sterner Subdivision, Exeter Township – File #21-12518**

Location: North side of Schoffers Road approximately 1,700-feet southwest of the intersection with Troxel Road.  
Applicant: Vaughn D., Gail A., and Irene M. Sterner  
Owner: Vaughn D. Sterner  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 EX SF, 1 Residue  
Area to be Developed: 1.187  
Total Acreage: 5.0  
Linear Feet (street): N/A  
Density: 1.68  
Sewer: 1 EX OL  
Water: 1 EX OL

### **5. Bleiler Subdivision, Ruscombmanor Township – File #54-13377**

Location: West side of Lake Road across from intersection with Woodhill Drive.  
Applicant: David C. & Nancy B. Bleiler  
Owner: David C. & Nancy B. Bleiler  
Surveyor: Berks Surveying & Engineering, Inc.  
# of Lots or Units: 2 SF  
Area to be Developed: 13.2  
Total Acreage: 13.2  
Linear Feet (street): N/A  
Density: 0.152  
Sewer: 2 OL  
Water: 2 OL

## **PRELIMINARY PLANS – REVIEW**

### **1. 201 N. Washington Street, Boyertown Borough – File #11-13376**

Location: Northwestern side of N. Washington Street at the intersection with E. 5<sup>th</sup> Street.  
Applicant: BK Upholstery Holdings, Inc.  
Owner: BK Upholstery Holdings, Inc.  
Surveyor: S.T.A. Engineering, Inc.  
# of Lots or Units: 1 Industrial  
Area to be Developed: 0.60  
Total Acreage: 0.60  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **2. Valvoline Service Center, Muhlenberg Township – File #42-13380**

Location: West side of N. 5<sup>th</sup> Street Highway (S.R. 2005) approximately 400-feet north of the intersection with Bellevue Avenue (S.R. 2016).  
Applicant: Meadowbrook Realty, LLC  
Owner: Meadowbrook Realty, LLC  
Surveyor: Bohler Engineering PA, LLC  
# of Lots or Units: 1 Commercial  
Area to be Developed: 0.91  
Total Acreage: 1.11  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 P  
Water: 1 P

### **3. Beaver Community Center Expansion - Penn State Berks, Spring Township – File #59-12193**

Location: East side of Broadcasting Road and north side of US 222.  
Applicant: The Pennsylvania State University  
Owner: The Pennsylvania State University  
Surveyor: John C. Medendorp IV, P.E.  
# of Lots or Units: 1 EX Quasi Public  
Area to be Developed: 2.57  
Total Acreage: 102.14  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX P  
Water: 1 EX P

## **FINAL PLANS – REVIEW**

### **1. Wolfe Lot Line Adjustment, Bethel Township – File 9-13375**

Location: North side Schubert Road approximately 775-feet west of Faust North Road.  
Applicant: Verling H. Wolfe and Fern E. Wolfe  
Owner: Verling H. Wolfe and Fern E. Wolfe  
Surveyor: DeVon R. Henne, PLS  
# of Lots or Units: 3 Annexations, 4 Residue  
Area to be Developed: 2.008  
Total Acreage: 2.008  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **2. David Good Poultry Operation LDP, Centre Township – File #15-13381**

Location: South side of Garfield Road approximately 1,000-feet southwest of the intersection with Boar Road and Park Road.  
Applicant: David M. Good  
Owner: David M. and Rosene H. Good  
Surveyor: Red Barn Consulting, Inc.  
# of Lots or Units: 1 Agriculture  
Area to be Developed: 10.20  
Total Acreage: 45.34  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: 1 OL

### **3. 458 Ledgerock Road, Cumru Township – File #17-13384**

Location: North and south sides of Ledgerock Road approximately 2,100-feet east of Welsh Road.  
Applicant: John & Ursula Beem  
Owner: John & Ursula Beem  
Surveyor: Ludgate Engineering  
# of Lots or Units: 1 SF, 1 EX SF  
Area to be Developed: 51.96  
Total Acreage: 51.96  
Linear Feet (street): N/A  
Density: 0.04  
Sewer: 1 OL, 1 EX OL  
Water: 1 OL, 1 EX OL

## **FINAL PLANS - REVIEW (CONT'D)**

### **4. Henry & Amy Noss, South Heidelberg Township – File #58-12627**

Location: Northeastern corner of Krick Lane, Mountain Home Road and Lincoln Drive.  
Applicant: Henry & Amy Noss  
Owner: Henry & Amy Noss  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Agriculture, 1 Residue  
Area to be Developed: 25.0  
Total Acreage: 66.38  
Linear Feet (street): N/A  
Density: 0.03  
Sewer: N/A  
Water: N/A

### **5. Dutch Way Condominium Subdivision, South Heidelberg Township – File #58-13379**

Location: Northern terminus of Dutch Court east of Krick Lane.  
Applicant: Craig & Dustin Properties  
Owner: Craig & Dustin Properties  
Surveyor: John W. Hoffert, PLS  
# of Lots or Units: 1 Annexation, 2 EX Commercial  
Area to be Developed: 3.67  
Total Acreage: 3.67  
Linear Feet (street): N/A  
Density: N/A  
Sewer: N/A  
Water: N/A

### **6. Fisher Dam Road Subdivision, Tilden Township – File #63-13374**

Location: Southwestern corner of Fisher Dam Road and Hex Highway (S.R.4028).  
Applicant: Ken Senft  
Owner: Ken Senft  
Surveyor: The Crossroads Group, LLC  
# of Lots or Units: 1 EX Commercial, 1 Residue  
Area to be Developed: 1.34  
Total Acreage: 22.39  
Linear Feet (street): N/A  
Density: N/A  
Sewer: 1 EX OL  
Water: 1 EX OL

	<u>SKETCH</u>	<u>PRELIMINARY</u>	<u>FINAL</u>	<u>TOTAL</u>
Total Plans for Period :	<u>5</u>	<u>3</u>	<u>6</u>	<u>14</u>
<u>9/20/2019 - 10/22/2019</u>				
ACRES (Total)	143.896	103.85	191.748	439.494
(Area to be Dev) PRO - Proposed	48.101	4.08	94.178	146.359
LDP - Land Development Plan	1	3	1	5
RTRP - Revision to Record Plan	0	0	0	0
SF - Single Family - New	2	0	1	3
Existing	1	0	1	2
SD - Semi-Detached (Duplex) - New	0	0	0	0
Existing	0	0	0	0
APT - Apartment - New	0	0	0	0
Existing	0	0	0	0
TH - Townhouse - New	0	0	0	0
Existing	0	0	0	0
MH - Mobile Home - New	0	0	0	0
Existing	0	0	0	0
CONDO - Condominium - New	0	0	0	0
Existing	0	0	0	0
COMM - Commercial - New	0	1	0	1
Existing	1	0	3	4
IND - Industrial - New	0	1	0	1
Existing	0	0	0	0
AG - Agricultural - New	0	0	2	2
Existing	0	0	0	0
OTHER - New	0	0	0	0
Existing	0	0	0	0
ANX - Annexation	1	0	4	5
RES - Residue	3	0	6	9
P - Public	0	0	0	0
QP - Quasi Public	0	1	0	1
OP - Open Space	0	0	0	0
LF - Linear Feet (Street)	0	0	0	0
Sewer - On-Lot	3	0	1	4
Existing On-Lot	1	0	2	3
Public	0	2	0	2
Existing Public	0	1	0	1
WATER - On-Lot	3	0	2	5
Existing On-Lot	1	0	2	3
Public	0	2	0	2
Existing Public	0	1	0	1

\* NOTE: The acreage reported in the "Area to be Developed" line includes lands for :  
Annexations, Agriculture and Open Space