



TOWNSHIP OFFICE: 775 Old 22 Lenhartsville, PA 19534 .. 610-756-6707 / fax 610-756-6099

COMPLAINT TO THE CROSSROADS X KRUMSVILLE WAREHOUSE PROJECT

RESIDENT NAME: _____

RESIDENT ADDRESS: _____

RESIDENT PHONE # _____ cell # _____

NATURE OF COMPLAINT: Construction of a 500,000 square foot warehouse with 40 bays and surrounding parking area on the parcel of land between Rhoades Rd, Long Lane and Old 22 was rezoned industrial and we were unaware that it would be approved for this size structure. The parcel of land is a rolling hill and will require substantial grading to accommodate such a structure. The parcel of land has a natural water source, a small creek which also serves as a natural waterway for overflow from rains and melting snow.

The construction of such a building will be in direct conflict with Article VIII, 801.1 and 801.2:

Section 801. ENVIRONMENTAL PROTECTION REQUIRED

801.1 All uses shall be developed in a manner consistent with the preservation of the quality of the existing environment and of any natural amenities present on site.

801.2 All uses shall provide for the preservation and the minimum destruction of natural drainage areas, minimum grading and destruction of the ground surface, the preservation of substantial stands of trees and forested areas, and the preservation of attractive views and any other features existing on the site.

At the Planning Commission meeting on March 20, 2017, we were told that the above ordinances have been addressed and the developer is instructed to build a 10 foot high berm around the warehouse and plant 10 foot high trees to conceal the 40 foot high building. This kind of construction will completely destroy the ground surface of this parcel of land and will not be considered minimum grading.

The construction of such a building will be in direct conflict with Article VIII 802:

Section 802. PROHIBITED NUISANCES

No land or structures in any Zoning District shall be used or occupied in any manner that creates any nuisance in such a manner or in such amount as to adversely affect the reasonable use or value of the surrounding area or adjoining premises or be dangerous to public health or safety.

The warehouse will directly impact the value of the residential homes along its borders and along the traffic path of the in and out bound tractor trailers.

THIS IS MY FORMAL REQUEST TO BE INCLUDED IN ALL DECISIONS, REGARDING THE CONSTRUCTION OF KRUMSVILLE WAREHOUSE, MEETINGS WITH THE DEVELOPER, CHANGES TO ROAD TRAFFIC PATTERNS, MEETINGS WITH PENN D.O.T. REGARDING INCREASED TRAFFIC FLOW.

SIGNED: _____ DATE: _____