

BETHEL TOWNSHIP

PLANNING COMMISSION

March 2, 2011

The regular meeting of the Bethel Township Planning Commission was held on Wednesday, March 02, 2011 in the John L. Myers Jr. Memorial Township Building.

ATTENDENCE: Ken Laaken-chairman Lou Torrieri-vice chairman
Larry Smith Bill Kleinert
Mike Maddren Dave Tustin
Matt Houtmann-Twp. Engineer
Stephen Durham_Twp. Solicitor

Ken called the meeting to order at 7:30 PM followed by the Pledge of Allegiance. Ken advised there is a recording device in the room for the purpose of taking minutes only. Ken asked everyone to turn off their cell phones.

Ken asked for a motion to accept the minutes of the February 2, 2011, meeting. Lou read the minutes and made a motion to accept the minutes of the February 2, 2011, meeting. Bill seconded the motion. Motion was unanimous. The minutes are on file for review.

Ken asked for a motion to accept the Secretary's hours for the month of February, 2011. Lou made a motion to accept 12 hours for the month of February, 2011. Dave seconded the motion. Motion was unanimous.

REPORTS:

SEWER AUTHORITY: Larry stated that the Foxfield Developers indicated that they intend to move forward with the dedication of the sanitary sewer improvements, rights of way, and easements in the six phases of Foxfield. Ken stated that their meetings are no longer at 7:30 PM; they are at 7 PM. Larry said it is his understanding that their next meeting will be on Wednesday, April 6, 2011, 7 PM.

OLD BUSINESS:

BRIGGS PROPERTY, NAAMANS CREEK ROAD (19 Lot Subdivision): Ken stated they have a letter asking for an extension but are waiting on the permits. Matt stated we need final closure on the landscaping issues and a few other minor issues. Matt commented that perhaps they should come in next month, with or without permits, to update us and tie up loose ends. Lou made a motion that the applicant be extended to June 15, 2011. Dave seconded the motion. Motion was unanimous.

RAY BROWN, 1515 Garnet Mine Road: Matt stated they have been back and forth with them for 2 or 3 months for storm water issues; they have come to an agreement which requires an amendment to the State permits they received from DEP for storm

water management. Ken suggested that Matt ask Ray to come in next month to bring us up to date; an extension will be required at that time.

LIONTI PROPERTY, 3120 & 30 Booth Drive: Ken stated we are waiting for the Board of Supervisors to make a decision on allowing the sewer to go through, which Lioni hopes to have finished by April. Steve said the Board is waiting for him to get the job done.

DR. TIM MARTIN: Foulk Road, Parking Lot Expansion: Chuck Dobson spoke about the traffic pattern into the site via Foulk Road and out via Brookstone Drive, as well as the barn which has no use presently. Dr. Martin is increasing the parking from thirteen (13) to twenty (20). Chuck stated he dropped off the revised plans to Joyce tonight; therefore, Matt has not had a chance to review them. He continued with reviewing the changes that they are proposing which include moving the parking area to the rear yard, removing the pool and deck, and additional signage on the site. Dr. Martin feels he will have some latitude in the future to do something with the barn without going back to Land Development.

Ken asked why entrance could not be made from Brookstone Drive; Chuck said they could and would eliminate the One-Way sign. Egress and ingress were further discussed with Matt stating that the front could be entered and exited from Foulk Road and Brookstone with one-way from Foulk toward the back. Exiting distance on commercial property was questioned by Ken. Ken would like to discuss these issues further after reviewing the plans. Bill and Lou also questioned the one-way area and walk area markings. The lighting plan was also discussed, along with illuminating the property at night.

Ken reminded Dr. Martin and Chuck to bring the remaining acknowledgement letters from the residents involved to the next meeting. Lou made a motion to extend the receipt of the letters before the March 8, 2011, Supervisors' meeting and extend the plan to June 15, 2011. Larry Smith seconded the motion. Motion was unanimous.

CHRIS PANARELLO, Commercial Property/Kirk & Foulk Roads. Jack Robinson stated that Mr. Houtmann's review letter was received today; they also have receipts for the letters from the neighbors. Jack said that Mr. Panarello is considering a concrete half wall along the front of the buildings rather than ballards (safety devices); the half wall would be part of the building. Ken asked for a picture of the proposed building.

Jack gave a brief overview of what is being proposed for this shopping center for the benefit of the neighbors in attendance. Ken expressed a few ideas for the site; i. e. dropping the property line; turning Building 1, and parking in another area so trucks could move more easily. Before discussing this further, Steve stated that a couple of legal issues were presented to him by Matt last week. Steve did some research and discussed one of those issues; i. e., number of buildings. Larry stated that he would rely on Steve's determination of this. Lou stated that, in reviewing Matt's comments in one of his letters, it appears there are a lot of items that he touched base on; however, the

applicant is before the Board talking about the plan that does not reflect back on any of the comments. Since the comments have not been addressed and reviewed, he does not feel we are ready to talk further about buildings, lot lines, and anything else. Larry agreed with Lou and suggested that questions be taken from those people who came to tonight's meeting with the understanding that they may have to come back for further meetings, as the issues are addressed.

Chris commented that, when Rob McLarnon was Chairperson and Russo went to develop his property, this issue came up. He put a triplex together; and when Mancini argued with Rob, Mancini won the argument. Rob said that Chris could build a strip mall from one end of Kirk Road to the other. Matt stated that the discussions with Russo were exactly the same as here. Chris at that time said that, if this is the way the code was going to be viewed, he wanted to make sure he was viewed the same as Russo. Steve will look at the Minutes for those meetings.

Merrilee Demuth, 1231 Kirk Road, commented that she just saw signs about the property; called Michael George, who knew nothing about this meeting and thought it might be a zoning meeting that might be the third or fourth week of the month. She finally looked at the one remaining sign which stated the meeting for tonight. Merrilee said she knew nothing about the property; her husband thought it was being zoned for houses. She is worried that what is now being planned may change when the property is developed. Larry stated that the Planning Commission meets every first Wednesday of the month; the Supervisors meet the second Tuesday; therefore, those residents interested in the various issues going on that concern them should try to get to as many of those meetings as possible. Steve said that the Zoning Hearing Board only meets when required. Lou referred Merrilee to the website which will list the meetings and agendas, which will also contain the Minutes.

Jackie McArdle, 1256 Kirk Road, commented that the driveway location seems to be adjacent to her driveway and feels it will add to the present traffic problem, especially with Naamans Creek Road being closed. Steve said that additional Police will be in that location on Fridays and Saturdays (the corners of Foulk & Kirk, Foulk & Naamans Creek and back of Booths Corner) starting this weekend to control traffic. She is planning on demolishing her farmhouse and putting up a residential type building for her business. Another concern is the water coming down from the property being developed. A copy of the storm water management was given to her. Jackie questioned Matt about the light at the corner and PennDOT. Square footage of the buildings was discussed further.

Shawn Dignazio, Donald Drive, feels that anything to improve the quality of Bethel's commercial zoning from the tax standpoint would be very beneficial for the Township. Jackie McArdle commented that there are retail spots on Naamans Road that remain empty. Shawn agreed, but half the reason that the Supervisors have a difficult time with the budget is the tax benefit standpoint.

Jack stated they would like to work within the confines of the boundary which they have. They like the arrangement which is now being presented. Ken stated the ideas suggested were merely something that they may not have given any thought.

NEW BUSINESS:

Dr. Shaffer commented about two (2) upcoming events:

June 1, 2011 – Bethel Springs Elementary School, 5th Grade, will visit to understand the Log Cabin construction and be exposed to various crafts, 10 AM – 3 PM.

May 15, 2011 – Open House, 1 PM – 4 PM. Crafts, demonstrations, etc. A Lincoln look-alike contest is being planned.

Dave Tustin suggested that the Open House be placed on the former Francis Harvey Green School marquee. Ken suggested the Preservation Society get in touch with George Lincoln to work out something.

Dr. Shaffer stated they are trying to collect old photographs of the Township to be placed in an arcadia book to be finished in 2012. The photos will be collected Saturday in the Township Building from 9 AM – 3 PM; the photos will be scanned and returned to you at that time. This will continue every two (2) weeks.

Lou suggested that Dr. Shaffer get in touch with Reese Thomas' family; they have boxes of material about the Township.

Lou reiterated the start of the Bethel Township website; it contains an enormous amount of information about the Township and the area resources plus other things that you can and need to do within the Township ... www.twp.bethel.pa.us.

Larry made a motion to adjourn the meeting at 8:57 PM. Lou seconded the motion. Motion was unanimous.

Respectfully Submitted,

Joyce M. Groer

