

# BETHEL TOWNSHIP

## PLANNING COMMISSION

April 6, 2011

The regular meeting of the Bethel Township Planning Commission was held on Wednesday, April 06, 2011 in the John L. Myers Jr. Memorial Building.

ATTENDENCE: Ken Laaken-Chairman                      Lou Torrieri-Vice Chairman  
Mike Maddren    Bill Kleinert  
Dave Tustin     Raj Shah  
Larry Smith     Steve Wasylyszyn-in for Matt Houtmann  
Stephen Durham-Twp. Solicitor

Ken called the meeting to order at 7:30PM 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. Steve Wasylyszyn is filling in for Matt Houtmann tonight.

Ken asked for a motion to accept the minutes of March 2, 2011, meeting. Lou read the minutes and made a motion to accept the minutes of the March 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 March, 2011. Lou made a motion to accept 16 hours for the month of March, 2011, and thanked Joyce for her very hard work. Bill seconded the motion. Motion was unanimous.

### REPORTS:

**SEWER AUTHORITY:** Larry stated that Felicia Kendus, the Chairperson, is at the meeting tonight. She will arrange for the Planning Commission to get extra copies of the Chapter 9 Sewer Report that was discussed. This came about as the result of the Brigg's property submission and capacity, etc. DEP came back and said the reports need to be filed ongoing in future years, and Larry thinks it would be very constructive for the Planning Commission to be able to look at predictions of future capacity use.

### OLD BUSINESS:

**BRIGGS PROPERTY, NAAMANS CREEK ROAD (19 Lot Subdivision):** Steve Wasylyszyn reported that Briggs made some revisions to the last review letter and re-submitted plans last week. Matt has started his review, and it should go out to them next week or so.

**RAY BROWN, 1515 Garnet Mine Road:** Ray stated the drawings are at Conservation for their review; they will be sent to Matt for his final review as soon as Ray has them back. Ken asked for a motion to extend the Ray Brown, 1515 Garnet Mine Road, project.

Lou made a motion to extend the Ray Brown project to July 15, 2011, providing we have a signed request before the Supervisors' meeting. Raj seconded the motion. Motion was unanimous.

**LIONTI PROPERTY, 3120 & 3130 Booth Drive:** Steve understands that they haven't made the last sewer connection because of the weather and have asked for an extension to complete the work. Ken is not in favor of giving them a 90-day extension but is in favor of giving them 30 days, to which the Board agreed. Lou made a motion to give them a 30 day extension to May 15, 2011, with their signing a request before the Supervisors' meeting on April 12, 2011. Raj seconded the motion. Motion was unanimous.

**DR. TIM MARTIN: 3039 Foulk Road, Parking Lot Expansion:** Ken stated that he talked to the neighbor behind Dr. Martin's property, and he planned to attend tonight's meeting. As he is not present, Ken stated the shrubbery proposed by Dr. Martin will be approved for planting. Chuck Dobson gave a review of what has been happening with Dr. Martin's expansion; i. e., adding seven (7) additional parking spots and filling in and removing the elements of the pool. The plans were submitted to Matt Houtmann's office, and a review letter dated April 5, 2011, had resolutions to all comments except about five (5) of them. They were able to make adjustments to the plans; and Matt's office is satisfied with them. Chuck reviewed the revisions. A copy of the letter dated February 17, 2011, from the Delaware County Planning Department has been forwarded to Matt's office today. Chuck then reviewed the General Notes. Road access and Stop Signs were discussed. Ken questioned Steve about the Land Disturbance permit.

Lou made a motion that we recommend the final recommendation to send to the Board of Supervisors for the Martin Chiropractic redevelopment of the parking lot at 3039 Foulk Road pending the signage sheets. Raj seconded the motion. Motion was unanimous. Ken requested a copy of the changes before the Supervisors' meeting.

**CHRIS PANARELLO, Commercial Property/Kirk & Foulk Roads.** Steve Durham discussed the number of buildings permitted on the lot and whether a building with three (3) stores in it constituted one (1) or three (3) buildings. After researching this matter, Steve determined that the three (3) stores would be considered one (1) building. Steve indicated that a property size results in a limitation of a maximum total of two separate buildings. Where a building is defined based on the structural outer walls and not the interior walls (e.g., two/four interior walls resulting in three/five stores). As a result the preliminary plans require update to show two buildings not three as shown on the current plot plan drawings.

**Merrilee Demuth, 1231 Kirk Road,** commented that the signs at the end of the road stating what was going to be built have been missing and not replaced. She has been informing the neighbors about the proposed development. Also, she questioned the number of buildings being proposed, which was clarified by Steve. The building will be made into one building that is shorter in overall length than the two buildings would have been. Merrilee presented pictures taken last Friday of the traffic in the area and suggested

that a traffic study be done. Ms. Demuth requested that a traffic study be done due to traffic back-ups on Kirk Road on ordinary Friday nights as shown in the photographs. People turn around in their driveways. It was discussed that turning around in private driveways is a traffic violation and the police could be called. However, the offender would be long gone before the police could arrive. Steve suggested that Merrilee hold the pictures until Chris and his engineer come in with their revised plans, at which time she can question them. Larry asked to see the photographs and he and several board members looked at the photographs. Merrilee said she had questioned the engineer and was told there would not be an access on Foulk Road or a light installed at the end of their street. Larry stated that Kirk Road is a Township road, and the Township will have to reckon with what is needed on Kirk Road. Larry stated that road improvements and signage prohibiting the blockage of driveways are something that the developer and the township will have to deal with. Ken questioned Steve about having PennDOT look at the traffic problem, particularly an impact traffic study. Ken asked if there was a way to put a right turn lane on the road and suggested tabling this until next month so he can talk to Matt to see if some kind of study can be done. Merrilee stated that the traffic problem does not exist on Friday evenings only; it exists at 8 AM each morning when she is going to work. She has been told on three (3) different occasions that Kirk Road will be repaved; it is yet to be done. Ms. Demuth said that the township has taken her property for Kirk Road widening two times. Steve D. stated that some of the property for improvements will come from the developer's property. Steve W. stated that the township already has improvements planned for this section of Kirk Road. Dave suggested that a traffic impact survey be done. There was a discussion as to the type and locations of traffic surveys that could be done. Dave asked whether there could be a left turn only requirement for traffic exiting the property onto Kirk Road, and Steve D. said this could be done. Ms. Demuth was told years ago that Kirk Road repaving would be done. It was discussed that there were funds dedicated to this but that part of the delay was that utilities were not moving their utility poles out of the path of the widening.

**Michael Bradley, 1239 Kirk Road**, lives next to Panarello's property, and has never received a letter; he was told about the development by his neighbor. Michael stated that, if there is a fire between his house and Merrilee's, they won't be able to open the fire hydrant across the street, safety factor. Michael also complained about the drainage problem near his house. Ken suggested that he bring this up at the Supervisors' meeting because it is a different problem than what is being discussed tonight. Larry stated that the Chairman might formally request that the Director of Operations check the signage and the fact that the residents are not receiving the letters which were sent to them before the developer is permitted to speak about the plan..

**Jackie Philips, 1217 Kirk Road**, added comments about living with Booths' Corner being open two (2) days a week and now adding another commercial development. She feels the Township should not allow any additional businesses at that location. Steve Durham stated that the Panarello property is zoned commercial; they do have the right to build there. Ms. Phillips pointed out that the developer has avoided putting the entrance/exit onto Foulk Road where it would have to deal with PennDOT, and instead put it on a township road where in meetings everyone refers to the developer as "Chris".

**John Camero, 3150 Stillwood Lane**, stated it will be a few months before anything is decided; he agrees with all the comments made. He suggested that someone match the letters that were supposedly mailed to the properties. Ken stated that Mr. Bradley may not have gotten notification because there is a partial strip of land between his property and Panarello's; he is not the exact adjoining property. Lou suggested that the Planning Commission send a copy of the developer's letter to those adjoining residents.

**Michael Bradley, 1239 Kirk Road**, suggested that the developers buy them out if they want to build a strip mall.

Ken stated he will follow up on the signage and the right-hand turn lane; he cannot commit to the traffic study. This matter will need to be taken up with the Supervisors. John Camero agreed. It was discussed that a lot of the issues being discussed by the neighbors are issues that would be better brought up to the Township Board of Supervisors. Ms. Demuth said that the planning board was the beginning. Larry agreed that this year, this board, is vitally important to this matter to the extent that the current board of supervisors may not be responsive to these issues.

**Gene Bentley, 1429 Grams Way**, commented on the traffic problems and lighting. Ken stated that we cannot comment on anything until the new plans are reviewed. Gene questioned the closing time for businesses. It was discussed that there is no required closing time.

Merrilee commented about the plantings/trees and asked what happens when these plantings/trees die and need to be replaced. Matt stated that the Township sets a deadline and a date for the plants/trees when the C/O is issued (usually 12 – 18 months); the Township can request that the plant/tree be replaced. Larry stated that the developer could agree to a closing time in resolution of issues with the plan.

**Jackie Philips, 1217 Kirk Road**, commented that the businesses in Booths Corner do not close at 10 PM. Steve Durham stated that businesses be informed that they are to close at a certain time. There is no ordinance for closing times. During the meeting the statement was that Booths Corner stores close by and we could place the restriction on the plans. Recommended update: This restriction could be added to the development plan to indicate that the businesses occupying the facility are required to close by 10PM.

**Merrilee Demuth** commented that it is very hard to come to the meetings because of the agenda. Lou stated the agenda was on the website Friday night; the Minutes approved tonight from the last meeting will be on the website tomorrow. The Minutes cannot be placed on the website until they are approved at the meeting; therefore, they will be one (1) month behind.

Michael Bradley stated that he does not have a working computer because of financial problems, health of his wife, etc. Lou said that a copy of the agenda can be obtained at the Township Building.

A resident whose property abuts the Martin property (plan discussed by the commission earlier in the meeting) was present. Ken stated that he met with this resident earlier today and discussed questions about the plan with the resident.

Lou made a motion that we have received a signed letter from Chris Panarello and extend his request until July 15, 2011. Dave seconded the motion. Motion was unananim

**NEW BUSINESS:**

Ken stated that there has been a change for the 5<sup>th</sup> grade visit, per Dr. Shaffer :

**June 8, 2011** – Bethel Springs Elementary School, 5<sup>th</sup> Grade, will visit to understand the Log Cabin construction and be exposed to various crafts, 10 AM – 3 PM. This event is not open to the public.

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

Dr. Shaffer stated that one of the houses on Chelsea Road that belongs to the nursery and is eligible for being historic is deteriorating on the back side. Dr. Shaffer does not have a good relationship with the nursery and is looking for help. Ken suggested he talk to the Board of Supervisors; Steve suggested that Mike or Dolores be contacted.

Lou again encouraged the residents to visit the website, [www.twp.bethel.pa.us](http://www.twp.bethel.pa.us); if you cannot visit it at home, you can get the information at the Township Building or the Library. The Planning Commission meets the first Wednesday of each month; all are urged to attend. We will listen to your comments and take them into consideration when looking at plans.

Lou made a motion to adjourn the meeting at 8:50 PM. Bill seconded the motion. Motion was unanimous.

Respectfully Submitted,

Joyce M. Groer,  
secretary

