

**BETHEL TOWNSHIP
PLANNING COMMISSION**

May 2, 2012

RECORD OF MINUTES

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, May 2, 2012, in the John L. Myers Jr. Memorial Township Building, 1082 Bethel Road, Garnet Valley, PA 19060

PRESENT: Kenneth Laaken, Jr.-Chairman Louis Torrieri-Vice Chairman
 L. Theodore Hoppe, Jr. Rajesh Shah
 Judith McCleary David Tustin

IN ATTENDANCE: Lynn Mahoney-Secretary
 Todd Apple-Liaison, Township Supervisor
 Matthew Houtmann, P.E.-Township Engineer
 Laurence L. Smith, Esquire-Planning Commission Solicitor

APOLOGIES: Jean Stoyer

OBSERVERS:

MEMBERS OF THE PUBLIC (5)

The regular meeting was called to order by Kenneth Laaken, Chairman at 7:30 p.m., followed by the Pledge of Allegiance.

The chairman requested everyone to please silence all electronic equipment and announce the presence of a recording device for the purpose of minute taking.

APPROVAL OF MINUTES:

Ken asked for a motion to accept the April 4, 2012 meeting minutes as prepared by our secretary along with any discussions on the minutes.

Motion: Moved by Lou Torrieri that the minutes of April 4, 2012 be approved as prepared by our secretary, seconded by Judy McCleary. **Motion carried**, unanimous.

CORRESPONDENCE: No correspondence received.

REPORTS:

1. SEWER AUTHORITY: Laurence Smith

Larry gave copies of the Chapter 94 report that was adopted by the Sewer Authority at the last meeting. The report addresses system capacity and may be of some assistance to the board, copies of the drawings will follow.

OLD BUSINESS:

Independence Townhomes

Matt received a call from the design engineer for Independence Townhomes stating that they were actively working on the plans to make some updates and should be ready soon.

NEW BUSINESS:

John Robinson, Foulk Manor Estates, Sketch Plan

The property is located between Concord Road and Lorraine Drive. Currently, there is a mansion on the property. The lots are 30,000sq. ft. lots, and public sewer. A few years ago, when the plans were first brought before the commission, there was a problem with sight distance. They are currently working with the neighbor, Mrs. White, to take down some of her frontage to provide additional distance. An agreement was reached with Mrs. White to convey a strip of ground to her in order to take down a portion of her frontage. A financial analysis was done by the engineer to make sure Mrs. White was compensated properly. A representative from PennDot met with Mr. Robinson at the sight and worked out what an optimal sight distance would be. The road is moved slightly from where it was before. The driveway will be moved to the berm of the hill. PennDot dictated how they wanted the intersection to go as far as the radius and have approved the design.

Donald Weiss, owner- As part of the agreement with Mrs. White she will receive a curb cut off of Mansion Lane to exit her driveway.

Sewer will come south from Foulk Rd and will be a low pressure forced main system and tie into a man hole that is currently existing. The entrance has been optimized. The plan shows 12 lots, 30,000 sq. ft., minimum many lots are more with some in the 40,000 sq. ft. range, with wetlands to the rear that will have a 25 ft. buffer. There will be storm water beds on three back lots and small basins that are designed around the wetlands as a buffer. Some of the differences in this plan, compared to the previously submitted plan, are, the cul-de-sac bulb is slightly different. There is a right-of-way to an adjoining property that is deed restricted against development. Ken

stated that he would like to see a letter stating the deed restriction and have the solicitor review. Don stated this was already done and sent to Matt Houtmann. Ken asked for a copy of the letter. It was Ken's opinion that the paper road should be on the plan and that adjusting some of the lots, could allow for this. Matt stated that a minimum of 33 ft. is allowed for the right-of-way. Larry questioned whether an emergency, grassed surface road should also be considered.

Lou asked whether the houses could be aligned, either to the right or left, in order not to lose a lot, for the paper road. John Robinson said that it may be feasible. Don said that if it can be done without losing a lot he would look at it. The types of houses that are being considered for building are in the \$400,000.00 - \$500,000.00 range. Mrs. White will be provided sewer. Water can only be provided if it will be used. Matt will check if a lateral for water can be put in place with no connection. Ken inquired about lot 5 and whether the pie shape could be changed to provide the owner with an option for a shed and asked where the children will stand while awaiting the bus for school. The prior plan showed a bus stop at the front of the entrance. Lou remembers a paved sidewalk area at the entrance to allow for the children to await the bus without being in the street. Lou asked for this to be incorporated into the new plan. Mr. Robinson said yes, it can be looked at.

Dr. Mead Shaffer-1645 Bethel Rd. - Asked about the existing trees on the property and whether or not some of them could be saved. Mr. Weiss said that they would save any trees that could be saved.

Ken asked if a lateral could be put on front of a neighbor's property. Larry mentioned that sometimes accommodation can be made to neighboring properties when the sewers are put in. Matt stated that the forced main would be 36 inches deep and would not be as complicated as a gravity lateral in the road, so it should not present too much of an issue. Ken was interested in the elevation at the back of the lots. John stated that the elevations were not steep. Matt asked if they could centralize the basins. John responded that they would look into changing the present basins from three to two.

John Camero 3150 Stillwood Lane- Inquired about street lighting in the intersection. Mr. Robinson said that the plan does call for a light at the entrance.

Ken asked Mr. Weiss for permission to walk the property. Mr. Weiss granted permission and will notify the neighbor Mrs. White, that there might be some activity at the property so she will not be alarmed. Judy mentioned that the notes on the plan that was emailed for review only mentioned 10 lots, not 12. John stated that it was an old note. She also told John that the post office and zip code needed to be updated on the new plan. Ken asked for the property to be posted and asked that all the residence that touch the property to be notified, including across the street and that the cards be brought to the next meeting from the mailing. Ken also asked for a set of plans for the board and Matt wanted a disk of PDF's of pictures of the plans that could be emailed to the residents for review. Ken asked to be present when any meetings with PennDot were scheduled.

This month's Supervisors Meeting has been changed to Monday, May 14, 2012, at 7:30 p.m.

PUBLIC COMMENTS AND QUESTIONS:

Dr. Mead Shaffer-1645 Bethel Rd. - May 20, 2012 from 1-4 p.m., the 5th Annual Historical Log House Tour will be held on his property, all are invited. Rain or shine.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:18 p.m. on a motion by Lou Torrieri, seconded by Raj Shah. Motion carried, unanimous.

Respectfully Submitted,

Lynn Mahoney

Secretary