

**BETHEL TOWNSHIP
PLANNING COMMISSION**

June 6, 2012

RECORD OF MINUTES

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, June 6, 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. Jean Stoyer
 Judith McCleary David Tustin

IN ATTENDANCE: Lynn Mahoney-Secretary
 John Camero-Liaison, Township Supervisor
 Laurence L. Smith, Esquire-Planning Commission Solicitor

APOLOGIES: Rajesh Shah

OBSERVERS:

MEMBERS OF THE PUBLIC (17)

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 May 2, 2012 meeting minutes as prepared by our

secretary along with any discussions on the minutes.

Motion: Moved by Lou Torrieri that the minutes of May 2, 2012 be accepted as corrected by our secretary, seconded by Dave Tustin. **Motion carried**, unanimous.

CORRESPONDENCE: Received from Jack Robinson, Engineer, Foulk Manor Estates, a copy of the deed restriction for Julie and Alan Warner, and a copy of the driveway site distance sketch plan.

REPORTS:

1. **SEWER AUTHORITY: Laurence Smith** - No report

OLD BUSINESS: No old business

NEW BUSINESS:

Tim Smith, Baker Residential, Independence Towns- Stated that the residence of the adjoining property will be notified tomorrow, which includes 64 residents. Mr. Smith explained the plan changes from the original application in January 2010. Changes were made to the entrance of the property and the unit count. Limited discussions were had regarding issues that are located on the Delaware side of the plan; all were noted and will be reviewed for consideration. Any agreements made on the original application from 2010 stand.

Names for the property were addressed and a list of names was prepared, by the marketing department for Baker Residential, and will be provided at next month's meeting. The street names suggested by the planning commission were accepted.

Lighting to the entrance of the development was discussed and a request was made to Mr. Smith to make sure sufficient lighting was installed along the entire length of the entrance.

There will be a Homeowners Association that will maintain the lighting, internal streets, annual snow plowing funds for internal roads, as well as the portion of E. Fulton Rd, Owensby, and all of State Line Rd, out to Rt. 202 as well as the capital reserve. A copy of the Governing Documents, including the Declaration and By-laws were submitted in the prior application and will be resubmitted, by Mr. Smith, to the Planning Commission.

A grass paved, emergency access road will come off the end of the cul-de-sac and marked for emergency services. Only emergency personnel will have use of the road.

PUBLIC COMMENTS AND QUESTIONS:

Stan Lucas-150 E. Fulton Rd. Wilmington, DE 19803- Expressed concerns over speeding on State Line Rd and the widening of the road. A speed limit sign can be installed, on the Bethel Twp. section of the road, by the developer if requested and addressed with the proper governing authority.

Wayne Brasure- 148 E. Fulton Rd. Wilmington, DE, 19803- Gave the Chairman a

packet, prepared by the Delaware residents that was presented to New Castle County, DE. with their concerns about road ownership, located in Delaware. As issues progress in Delaware, the commission welcomed all updates from both the developer and residents of Delaware.

Mr. T. Smith will provide all documentation, to the commission, that was presented to New Castle County, including all review letters, previous and forthcoming from New Castle County.

Michael Bradley Esq. - representing Trotters Lea Homeowners' Association.

Communicated concerns about the mature vegetation and the road way. A meeting will take place between the developer and members of association to walk the area in question and discuss possible solution. Information was also requested, by Mr. Bradley, from the original plans dated January 2010 for review.

Dave Perrino- 157 Trotters Lea Ln. Member of Trotters Lea Association explained prior land signed over to DelDOT. The land was dedicated, permanent open space, never to be developed. There was a concern about drainage and road widening in this space. The township engineer will review the plan.

John Lynch- 150 Trotters Lea Ln. - Voiced concern over the trees located on State Line Rd. and inquired about what adjustments could be made to save the trees that are located in Bethel Twp.

Clyde Ramey- 134 Trotters Lea Ln. - Conveyed his concern about drainage to the properties located near Husbands Drive, including a few hundred feet west and east, if there was any disturbance of vegetation.

The original and new plans will be reviewed by the commission to address all the items within the jurisdiction of Bethel Township. All items relating to the state of Delaware will also be brought to the attention of the Commission and will be addressed accordingly.

In another matter, Ken had a conversation with Jack Robinson, Foulk Manor Estates. Mr. Robinson will not be able to put a paper road in at the end of Mansion Drive. An agreement was made for a sewer and water easement for Julie and Alan Warner and for a sewer lateral to property of Elizabeth Rakus.

Julie Warner- 2107 Foulk Rd.- will send a copy of her deed to the solicitor for review.

Janet Goldhahn- 23 Warner Place- Requested the name of the owner for Foulk Manor Estates for demolition bids.

Dr. Mead Shaffer - 1645 Bethel Rd .- Talked about the 5th grade class taking a tour of the Log Cabin, located on his property. The public also visited the sight on May 20, 2012. An appreciation was extended to Dr. Shaffer for opening his property and allowing the residents of Bethel Township and surrounding areas to visit and learn from his extensive knowledge on topics that they would not normally experience.

ADJOURNMENT:

The next scheduled Planning Commission meeting will be held on Thursday, July 5, 2012, at 7:30 p.m.

There being no further business, the meeting was adjourned at 9:15 p.m. on a motion by Lou Torrieri, seconded by Dave Tustin. Motion carried, unanimous.

Respectfully Submitted,

Lynn Mahoney

Secretary