

**BETHEL TOWNSHIP
PLANNING COMMISSION
November 7, 2012**

RECORD OF MINUTES

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, November 7, 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
 John Camero-Liaison, Township Supervisor
 Matthew Houtmann, P.E.-Township Engineer, represented by Steve Wasylyszyn, P.L.S.
 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 approve the minutes of the October 3, 2012 meeting as prepared by our secretary.

Motion: Moved by Lou Torrieri and seconded, that the minutes as prepared by our secretary for the October 3, 2012 meeting be approved as written. **Motion carried**, unanimous.

CORRESPONDENCE: no correspondence

REPORTS:

1. **SEWER AUTHORITY: Laurence Smith** - received an engineer review letter that will be discussed during the Foulk Manor presentation.

OLD BUSINESS:

Foulk Manor Estate- plan # PC-2012-2 - Jack Robinson, submitted a revised plan for the development. The road will be dedicated to the township. A brief explanation of the plan was explained to the Warners, whose property adjoins the development. Jack will look into the sewer lateral for the Rakus property, if the sewer authority accepts the proposal, then an easement will be provided. Lou drew attention to the street trees, and proposed that the trees be moved inward in order to alleviate the possibility of the mature trees growing too far into the street, creating a possible problem for fire trucks or school busses. Jack will look into this matter.

Alan Warner- 2107 Foulk Rd- Asked about the easement for the sewer, and wanted to know if that was a lateral location. Ken stated that the plan was to run a line to the corner of the Rakus property, so they could tie in. The lateral would go between the Warner, Rakus property, to the subdivision line, where the house is located to the lateral, depends on whether they have to tie in, if the house is 150 feet or more away, they don't, it would be up to the homeowner if they wanted to tie in. The sewer line would run down Foulk Rd and run on Alan Warners side of the road.

Motion: Moved by Ken Laaken and seconded that Foulk Manor Estates be accepted for preliminary approval, conditioned upon Matt Houtmann's review letter.

1. Granting a waiver for the length of the cul-de-sac. The length of the cul-de-sac street is

approximately 875 feet and the number of dwellings provided access is 12. Neither of these two factors is severe enough to cause alarm; we therefore have no technical objections to the waiver request. Furthermore, right-of-way had been reserved for the extension of the proposed road through the Warner Property, if and when the Warner Property is developed.

2. Waiver request for paving and right-of-way of radius are not recommended for approval.
 - a. Section 400-4: Closed end of Cul-de-sac street to have a paving radius of 40 feet (35 feet is proposed) and right-of-way radius of 50 feet (45 feet is proposed). We do not recommend the waiver; we do not recommend this for approval.

Motion carried, unanimous.

NEW BUSINESS: no new business

PUBLIC COMMENTS AND QUESTIONS: no public comments or questions

ADJOURNMENT:

The supervisors meeting will be held on Tuesday, November 13, 2012.

Holiday wishes were extended.

A reminder was given to the board to visit the Planners web site, to keep up to date with current information.

The next regular meeting of the Planning Commission will be held on Wednesday, December 5, 2012, at 7:30 p.m.

The meeting adjourned at 7:47 p.m.

Lynn Mahoney

Secretary