BETHEL TOWNSHIP

DELAWARE COUNTY
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Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr. Vice-Chairman
Lynn Mahoney-Secretary

L. Theodore Hoppe Jr. Rajesh Shah
Michael Schneider David Tustin
Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

PLANNING COMMISSION RECORD OF MINUTES
December 4, 2013

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, December 4 2013, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Louis Torrieri, Chairman
Kenneth Laaken, Jr. Vice Chairman
L. Theodore Hoppe, Jr.
Rajesh Shah
Michael Schneider
David Tustin

IN ATTENDANCE

Lynn Mahoney, Secretary
John Camero, Township Supervisor
Matthew Houtmann, P.E.-Township Engineer
Laurence L. Smith, Esquire, Planning Commission Solicitor

OBSERVERS:

MEMBERS OF THE PUBLIC (9)

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

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

A moment of silence was observed for John Adkinson, who died on November 17, 2013. John was a former commissioner and politician in Bethel Township.

Well wishes were extended to Felicia Kendus, who is ill. Felicia is a board member with the Sewer Authority, and active in local politics.

APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes from the November 6, 2013 Planning Commission Regular meeting as prepared by our Planning Secretary, Lynn Mahoney.

Motion: Moved by Ken Laaken, and seconded, to approve the minutes prepared by our secretary. **Motion carried,** unanimous.

CORRESPONDENCE: Any correspondence will be addressed during the meeting where applicable.

REPORTS:

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

ANNOUNCEMENTS:

Judy McCleary, Foulk Rd. - The Bethel Township Historical Society will sponsor an essay contest for the 5th graders in the area. Prizes will be awarded at the spring event, which is the Sunday after Mother's Day in 2014.

Park and Recreation will have a Tree Lighting on December 14th at 6:00p.m. Please check the Bethel Township web site for more details.

Lou asked for a motion to reschedule the Planning Commission regular meeting from January 1, 2014, Wednesday to January 2, 2014, Thursday at 7:30 p.m., and the reorganization meeting from January 1, 2014, Wednesday, to January 2, 2014, Thursday at 7:15 p.m.

Motion: Moved by Raj Shah, and seconded, that a change, one time from Wednesday January 1st to Thursday, January 2nd for our commission meeting and to have the reorg meeting at 7:15 p.m. **Motion carried,** unanimous.

The township will be notified to advertise the change.

Lou distributed to the Commission members a revised Bethel Township Planning Commission subdivision application check list. The checklist was redefined and expanded for clarity. This is a worksheet for the Planning Commission, it is not to be construed as an official document as part of the records, a disclaimer will be added to the document with this notation. This will be used as a tracking vehicle for the Commission to insure the plan meets all the requirements of the Township.

OLD BUSINESS: No old business.

NEW BUSINESS

Naaman's Creek Country Manor- Jack Robinson, PE, 101 Shallow Springs Court, Exton, PA 19341- representing Genesis Healthcare and Donna Silvestri Fecondo, owner of Joseph

Silvestri & Son, Inc. Mushroom Farm which is part of the subdivision and as well as a joiners to the property. The name of the property is Naaman's Creek Country Manor, located on the north side of Naaman's Creek Rd, at the intersection of Zebley Rd. and Naaman's Creek Rd.
A proposal was made to expand the parking lot and a reverse subdivision. Property will be acquired from the Mushroom Farm to expand the existing parking lot at Genesis Healthcare Facility, to address existing parking needs.

Improvements are limited to 70 spaces, from 39, with a proposal to separate the western access, currently shared by both Genesis Healthcare and Silvestri Mushroom Farm.
An additional access will be located at the intersection of Zebley Rd. The one way traffic flow will be rerouted from east/west to west/east.

Ken asked about the shrubbery on the buffer and the height with relation to lights shining on the property and about the proposed fence height. More discussions will follow and input from the neighbor will be discussed as we progress through the plan.
Jack indicated the 10ft buffer between the adjacent property would have arborvitae on the property line, which will grow 20-25ft. tall, and approximately 5-7ft. in diameter. A 6ft fence is indicated in the plan for review to provide some blockage.

Ken questioned handicap parking spaces, handicap van accessibility. The handicap spaces will be reviewed to comply with the required number. The developer before, the next Planning Commission meeting, will make neighbor notification about the intended project. Ken also had some discussion regarding alignment of parking spaces shown on plan

Ken discussed parking lot lighting on the property: standard commercial lighting and direction of lights. Ken questioned signage and traffic direction. Jack indicated that signage would be in place for the direction of traffic flow with appropriate stop sign.

Ken asked that the curbing plan at the entrance and along Naaman's Creek Road be reviewed for adjustments. The landscape on the buffer will be reviewed for types of arborvitaes.
The entrance and exit will be reviewed to address delivery truck activity.
Ken inquired about the maintenance for drainage and maintenance agreement for underground drainage. Jack indicated he would follow the new Storm water Code.

Dave asked about arborvitae, are they deer resistant wants Jack to look into different varieties. Also concerns about the delivery trucks, asked about the shoulder of the road used as stopping locations and safety.

Raj had questions regarding type of proposed fencing and about the exit and entrance.

Lou asked about the entrance at the street area and amount of room in reference to delivery trucks. (18ft) room to make a wide turn radius. Jack will look at the entrance and exit road widths.

Lou explained that this is first we have seen the plans as presented. While we can take comments and questions, the entire plan has to be reviewed by Matt Houtmann, Township Engineer, to ensure all township planning requirements and ordinances are in compliance. Matt will provide review comments and recommendations to the planning commission as we progress through this application and plan.

PUBLIC COMMENTS AND QUESTIONS:

Dave Branson, 1204 Naaman's Creek Rd- Inquired about the location of the lighting and the entrance of the driveway. Jack pointed out the locations of the lighting and explained the location of the driveway and its position relative to traffic flow. The buffer was also discussed and Jack explained the height and location of the landscaping and proposed fence.

John Slowik Jr., 1276 Zebley Rd- Asked about the retention pond located on Webster Farm.

Gary Lanahan, 1334 Zebley Rd. - Mentioned that lining up the entrance with Zebley Rd., would be the best course of action to alleviate the traffic flow issues and also expressed concerns with the delivery truck traffic and how this will be monitored to ensure compliance with accepted terms of delivery with reference to entering and exiting the property. Jack and Matt will review. He also inquired about the lack of curbing on Naaman's Creek Rd., at the Webster Farm location. Matt explained that PennDOT had jurisdiction on that decision, and that drainage could be a factor in determining its existence. .

Donna Fecondo, 1168 Naaman's Creek Rd- Asked for clarification about delivery truck accessibility to the facility.

Gary Branson, 1204 Naaman's Creek Rd- Asked about the old driveway, Jack explained it would be removed. He also inquired about the lighting standards, Matt explained the parameters.

Lou reminded Jack about providing certified notification to all abutting property owners, including those across the public road way and that the property must be posted clearly and securely. He also reminded Jack to review the checklist for requirements.

CLOSING COMMENTS:

Lou stated to everyone this is just start of our review process of this plan and encouraged all interested parties to attend future Planning Commission meetings on the first Wednesday of every month.

Lou asked for a member of the Commission to attend the December 19, 2013, Zoning Hearing Board meeting, to listen to the final decisions of the Zoning Board and any recommendations or conditions on a property on Rte. 322 that is being considered. Ken will attend.

ADJOURNMENT:

Lou thanked the Commission members for their participations and attendance.

He reminded everyone about next month's rescheduled Planning Commission regular and reorganization meeting, from Wednesday, January 1, 2014 to Thursday, January 2, 2014, starting at 7:15 p.m.

Visit the Bethel Township Website, www.twp.bethel.pa.us, for updates on township news.

The meeting adjourned at 8:29 p.m.

Lynn Mahoney
Secretary

approved
1/2/14