



# BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD

GARNET VALLEY, PA 19060

## Planning Commission

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

L. Theodore Hoppe Jr    Rajesh Shah  
Mark Koehler            David Tustin  
Michael Schneider

Matthew Houtmann, P.E.  
Township Engineer

Laurence L. Smith, Esquire  
Planning Commission Solicitor

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## PLANNING COMMISSION RECORD OF MINUTES January 2, 2014

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Thursday, January 2, 2014, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### PRESENT:

Louis Torrieri, Chairman            Kenneth Laaken, Jr. Vice Chairman  
Mark Koehler                            David Tustin  
Michael Schneider

### IN ATTENDANCE:

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

### APOLOGIES:

L. Theodore Hoppe, Jr.            Rajesh Shah

### OBSERVERS:

### MEMBERS OF THE PUBLIC    (3)

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.

### APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes from the December 4, 2013 Planning Commission Regular meeting as prepared by our Planning Secretary.

**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-** Foulk Manor Estate is progressing with the tap in fee paid, including the White property. Sewer Authority Chairman, Emeritus, Felicia Kendus is presently resting at home with her family.

### **ANNOUNCEMENTS:**

The Planning Commission conducted its annual reorganization meeting at 7:15p.m. this evening. Nominations and appointments were completed and will be reflected in the minutes of the reorganization meeting. The results were Lou Torrieri, reappointed Chairman for the Planning Commission, Ken Laaken, as the Vice-Chairman, and Lynn Mahoney as Secretary. On December 10, 2013, the Board of Supervisors appointed Mark Koehler to the Planning Commission, filling the unexpired term of Jean Stoyer, who will begin her term as Township Supervisor.

### **OLD BUSINESS:**

**Naaman's Creek Country Manor- Jack Robinson, PE, 101 Shallow Springs Court, Exton, PA 19341-** A recap on the Engineer's review, dated January 2, 2014, was discussed.

#### ZONING

Item #3, refers to the evergreen buffer as "trees", which correlates to a height requirement by ordinance. Jack noted that the evergreens are actually "shrubs," which may alleviate the height requirement. Matt and the Commission will look into the ordinance for clarification. Jack also produced a description of the arborvitae, including its tolerance to deer activity.

Item #4, the fence was discussed in reference to the color and texture to provide the best overall appearance to the joining property owner.

#### LAND DEVELOPMENT

Item #1, the proposed accesses were discussed. The review recommended the entrance to be widened beyond 18ft. Jack responded that the adjusted width is now 20ft. The Fire Marshall, Brett Small, was present at the meeting and indicated that the entrance should be wide enough for a fire truck to be able to access the property. The adjusted width of the exit is now 24ft. wide.

Item #6, No parking/Stopping Signs will be installed along Naaman's Creek Rd.

Item #11, Lighting will be directed toward the facility and not the adjoining property.

Item #12, Arborvitae will be addressed with Item #3 in ZONING.

Dave inquired about the setback on the start of the fence on the buffer. Jack explained the fence line will be on the right of way, which is 30ft from the center line of Naaman's Creek Rd. A concern was expressed about sight distance for cars approaching the property. An option to move the fence line back will be reviewed.

**NEW BUSINESS:**

*New business was taken before old business in order to expedite the meeting while waiting for the representative from Naaman's Creek Manor.*

Lou highlighted the new Planning Commission checklist, featuring sections for updating and noting progress on subdivision and land development applications. This checklist will give both the Planning Commission and applicant an overview of where the project is to date, and what requirements need to be met for completion.

Lou asked for a motion to accept the new document to be used as a checklist.

**Motion:** Moved by Ken Laaken and seconded, that the planning commission accept this document to be sent to the Board of Supervisors for their approval. **Motion carried,** unanimous.

**PUBLIC COMMENTS AND QUESTIONS:** No public comments and questions.

**CLOSING COMMENTS:**

Lou thanked the Commission members for their participations and attendance.

Lou reminded the Planning Commission members to review the information on PlannersWeb.com for updates and articles on planning.

The next scheduled regular Planning Commission meeting will be on Wednesday, February 5, 2014, at 7:30p.m.

Visit the Bethel Township Website, [www.twp.bethel.pa.us](http://www.twp.bethel.pa.us), for updates on township news.

**ADJOURNMENT:**

The meeting adjourned at 8:14 p.m.

Lynn Mahoney,  
Secretary