



**Planning
Commission**

BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD

GARNET VALLEY, PA 19060

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 February 5, 2014

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday February 5, 2014, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Louis Torrieri, Chairman
Mark Koehler
Rajesh Shah

Kenneth Laaken, Jr. Vice Chairman
David Tustin

IN ATTENDANCE:

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

APOLOGIES:

L. Theodore Hoppe, Jr.

ABSENT:

Michael Schneider

OBSERVERS:

MEMBERS OF THE PUBLIC (2)

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 January 2, 2014 Planning Commission Reorganization Meeting.

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

Lou asked for a motion to approve the minutes from the January 2, 2014 Planning Commission Regular Meeting as prepared by our Planning Secretary, Lynn Mahoney.

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

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

REPORTS:

1. **SEWER AUTHORITY: Laurence Smith-** The former Chairperson, Felicia Kendus passed away on January 4, 2014. Many people attended the service and she will be sorely missed.

ANNOUNCEMENTS:

Dr. Mead Shaffer, 1645 Bethel Rd. The Bethel Township Preservation Society will attend and participate in ElderWeek at Delaware County Community College, Marple, from March 18-20. The Log House event will take place in May. The artifact cases, located in the Township Building, will soon have items from Francis Harvey Green School for exhibit, the Indian artifacts will continue to be on display.

OLD BUSINESS:

Naaman's Creek Country Manor- Jack Robinson, PE, 101 Shallow Springs Court, Exton, PA 19341- The current plan is being reviewed by PennDOT. The Engineer's Review, dated February 3, 2014 was highlighted.

Lou inquired about the fence distance from the roadway to ensure sufficient site on the road, Jack stated the adjustment is noted on the plan. The fence will also be a natural wood tone color rather than the white as first indicated on the plan.

The stop signs will be installed as requested in the proper locations.

It was requested by the Fire Marshall to adjust the curbing from up-right to mountable curb in the entrance and exit island. Jack asked for clarification on location to accommodate the adjustment.

Ken inquired about the Maintenance Agreement. Matt responded that the Maintenance Agreement will most likely be done at the same time as the Developer's Agreement.

Raj spoke about the width of the entrance with relation to line of site to Naaman's Creek Rd. Dave inquired about the demolition of the house and the need for approval.

Lou asked for a motion to extend the time for Naamans Creek Manor.

Motion: Moved by Ken Laaken, and seconded that Naamans Creek Country Manor be extended to 5/15/14, as long as it is signed by the Supervisors' Meeting of 2/11/14.
Motion carried, unanimous.

An Extension of Time Form was signed by Jack to May 15, 2014.

NEW BUSINESS: No new business.

PUBLIC COMMENTS AND QUESTIONS: No public comments and questions.

CLOSING COMMENTS:

Lou expressed to the members of the Commission to complete and return the State Ethics Commission statement of Finances to Lynn or the Township Office.

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

The March Planning Commission Meeting will be chaired by Ken, due to a family commitment by Lou, in Ken's absence, Dave will chair the meeting.

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

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

ADJOURNMENT:

The meeting adjourned at 7:48 p.m.

Lynn Mahoney,
Secretary