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

BETHEL TOWNSHIP

DELAWARE COUNTY
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PLANNING COMMISSION RECORD OF MINUTES
April 2, 2014

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday April 2, 2014, 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.; Michael Schneider; Mark Koehler

APOLOGIES: David Tustin; Rajesh Shah

IN ATTENDANCE: Lynn Mahoney, Secretary
Michael Davey, Liaison-Township Supervisor
Matthew Houtmann, P.E.-Township Engineer
Laurence L. Smith, Esquire- Planning Commission Solicitor

OBSERVERS:

MEMBERS OF THE PUBLIC (5)

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 March 5, 2014 Planning Commission Regular Meeting, as prepared by our Planning Commission Secretary, Lynn Mahoney.

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

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

REPORTS:

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

ANNOUNCEMENTS:

Dr. Mead Shaffer, 1645 Bethel Rd. The Bethel Township Preservation Society will host an event at April 29th, 7:00 p.m., at Rachel Kohl Community Library. Nancy Webster, a local noted historian, will speak on life in this area during colonial times. The 5th grade, from Bethel Springs Elementary School, will be visiting the Log House on May 14th. The Log House Tour event will take place on May 18th, 1-4 p.m. The Friends of the Brandywine, is have a re-enactment of the Battle at Sandy Hollow, located at South New Street and South Birmingham Rd., May 17th and 18th from 10-3 p.m. rain or shine. The Heritage Commission of Delaware County held their monthly meeting on Tuesday and voted on their annual awards. Lynn Mahoney was awarded for preservation of her house and will receive the award in May at the Delaware County Council Meeting.

OLD BUSINESS:

Naaman's Creek Country Manor- Jack Robinson, engineer gave an overview of the current project. The project is at the final stage. The Pennsylvania Department of Transportation (PennDOT) approval for the Highway Occupancy Permit (HOP) has been received. The township engineer's letter of approval was also received, all amendments and adjustments have been met.
Ken inquired about the Storm Water Agreement. Matt indicated that there is a notation on the plan for the maintenance of the Storm Water Management; there will also be some abbreviated Storm Water Maintenance Agreement on the Developer's Agreement.

Dave Branson 1204 Naaman's Creek Rd- inquired about the site distance. PennDOT checked the site distance and granted approval through their HOP permit. The neighboring residential driveway will be incorporated in to the new entrance for the project. The privacy fence will be on the Manor property, located at the property line.

Motion: Moved by Ken Laaken and seconded by Mark Koehler, to recommend final approval, conditions that all the requirements of Matthew Houtmann's letter, dating April 2, 2014 are met and that Jack contact Cheryl at the township meeting to get on the agenda for the next supervisor's meeting, which will be April 8, 2014. **Motion carried,** unanimous.

NEW BUSINESS: No new business.

PUBLIC COMMENTS AND QUESTIONS: No public comments and questions.

CLOSING COMMENTS:

Lou thanked the members of the Commission for their attendance, participation and support, and reminded the members to view PlannersWeb.com, for articles and information about planning matters.

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

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

ADJOURNMENT:

The meeting adjourned at 7:42 p.m., on a motion by Ken, and seconded by Ted.

Lynn Mahoney

approved 5/7/14 LM

Lynn Mahoney,
Secretary