

BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD
GARNET VALLEY, PA 19060



Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr. Vice-Chairman
Trish Sharp-Secretary

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

Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

Phone: (610) 459-1529

Fax: (610) 459-2921

Email: planning.commission@betheltwp.com
www.twp.bethel.pa.us

PLANNING COMMISSION RECORD OF MINUTES March 4, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, March 4, 2015, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Louis Torrieri-Chairman
Michael Schneider

Kenneth Laaken, Jr.,-Vice Chairman
Rajesh Shah

APOLOGIES:

Ted Hoppe

Dave Tustin

IN ATTENDANCE:

Mike Davey, Township Supervisor
Mark Koehler, Township Supervisor
Trish Sharp, Secretary
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:

Ken asked for a motion to approve the minutes from February 4, 2014 Planning Commission Regular Meeting, as prepared by Secretary, Trish Sharp.

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

Ken asked for a motion to approve the Planning Commission Secretary hours (3 hours) for the month of February.

Motion: Moved by Ken Laaken, and seconded by Raj Shah, we approve the hours of the Secretary. **Motion carried**, unanimous.

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

REPORTS:

1. **SEWER AUTHORITY: Laurence Smith** – Nothing new to report at the present time.

ANNOUNCEMENTS:

Lou Torrieri – Mark Koehler has recently been appointed to the Bethel Township Board of Supervisors. On behalf of the Planning Commission, Lou thanked Mark for his time and his service and wished him the best of luck and success on the Board. Mark's replacement on the Planning Commission will be announced at a latter date.

Judy McCleary – Foulk Road – Judy advised that the Preservation Society will be presenting at Delaware County Community College during Elder Week to be held in the month of March. In the month of April, local historian, Nancy Webster, will be speaking at the Rachel Kohl Library.

OLD BUSINESS: No old business.

NEW BUSINESS:

Sketch Plan: Two lot sub-division – Ed Deisher Property, Ebright Road and Post Circle Garnet Valley, PA

Matt Houtman, Engineer representing Ed Deisher (Ed Deisher – 8 Sophia Court, Chadds Ford, PA) – Matt presented preliminary sketch plans of two lot sub-division planned for property located at 3746 Ebright Road. Matt and Ed also present at meeting to submit applications for property (including checks, forms, prints). Property notifications will be made to adjoining property owners. Ed Deisher currently owns property and advised that Planning Commission may visit property to view it. Since Matt is representing the Deisher's, Catana Engineering will be the engineers responsible on behalf of Bethel Township. Property is located at southwest corner of Old Post Circle (formerly known as Clayton Meadows) and Ebright Road. There is an existing house on the land that will be razed to make way for the two lots. Ed recently appeared before the Bethel Township Zoning Board and was granted relief to parcel out the two properties, according to Matt. A variance has been issued. Matt discussed slope and topography of property. An overview of sewer, water, storm water management, driveways, and boulder wall to level portion of property were also presented.

Judy McCleary – Foulk Road – Judy asked the age of the existing house on the property. Ed advised that it was built in the 1970's.

Next step will be to send plans to the county for review and to the alternate engineer for the township. Further in depth discussion will take place at next meeting once property has been posted and notification made to adjoining properties. Matt and Lou advised for future reference, property will be referred to as Deisher Property (Planning Commission reference # PC2015-1).

PUBLIC COMMENTS AND QUESTIONS: None at this time.

CLOSING COMMENTS:

Lou thanked the Board members for attending the meeting. The next Planning Commission meeting will be on Wednesday, April 1, 2015 at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 7:50 p.m., on a motion by Ken, and seconded by Mike.

Trish Sharp,
Secretary