

# 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

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Township Engineer

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## PLANNING COMMISSION RECORD OF MINUTES April 1, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, April 1, 2015, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### **PRESENT:**

Louis Torrieri-Chairman  
Ted Hoppe  
Rajesh Shah

Kenneth Laaken, Jr.,-Vice Chairman  
Michael Schneider  
Dave Tustin

### **IN ATTENDANCE:**

Jean Stoyer, Township Supervisor  
Mark Koehler, Township Supervisor  
Trish Sharp, Secretary  
Laurence L. Smith, Esquire - Planning Commission Solicitor

### **OBSERVERS:**

#### **MEMBERS OF THE PUBLIC (12)**

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 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 (5 hours) for the month of March.

**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** – Chapter 9 Sewer Capacity Report will be forthcoming.

## **ANNOUNCEMENTS:**

**Lou Torrieri** – Planning Commission members met in Executive Session prior to this meeting to discuss legal matters. Lou introduced and welcomed the newest board member, Bill Linton, appointed to the Planning Commission at the Board of Supervisors meeting in March.

**Dr. Shaeffer – Bethel Road** - Nancy Webster, a local historian, will be speaking at the Rachel Kohl Library on April 9, 2015 at 7:00 p.m. The Fifth Graders from Bethel Springs Elementary will be touring the log cabin on May 13, 2015. Also, the Annual Log House Day open to the public will be held on Sunday, May 17, 2015.

**Judy McCleary – Foulk Road** – Judy requested a correction to the February meeting minutes to indicate that the current Francis Harvey Green display will be archived. A display regarding Cheney will take its place. An Open House to see the Cheney display will take place on June 13, 2015 from 1:00 p.m. - 4:00 p.m. Judy expressed appreciation for updating Planning Commission website agendas and minutes from prior meetings.

Lou stated policy for public comments. Project representatives will present overview and or updates of projects in their entirety with discussions throughout among the Board, Township Supervisors and applicants. Upon completion of the presentation, the Chairman will give the opportunity for the public to comment and ask questions.

## **OLD BUSINESS:**

**Review of Catania Engineer Response: 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)** – reviewed site location; presented Lou with adjoining property notifications; property has been posted on Ebright Road; overview of Deisher property as well as Zoning Board variance for Lot 1; property served by public water and sewer; discussed addresses, lot features; 2 lot subdivision proposed; discussed water seepage bed and swale installation; reviewed boulder placement; reviewed trees;

Comments from Catania Engineering (letter dated March 31, 2015) – subsequent storm water calculations will take place next month. MDS permit will not be needed since less than an acre; tree removal to be noted on plans; grade and slope will be noted; Catania looking for spot elevations and that will be noted on drawings; in various stages to get approvals and permits from other Bethel Township agencies.

Letter from Delaware County Planning Commission received – each lot has its own storm water management; deeds will be filed and recorded once plans have been approved; standard procedure to record deeds.

Planning Commission questions – Ken questioned wall height; Matt advised wall is to make use of boulders on property and water will not be rushing to street since water will be collected in storm water management on property before hitting street. Lou questioned driveway placement. Necessary demolition permits will be obtained. Dave asked how water will run out. Matt advised it will be like a retention basin with a pipe that will move water; a screen will have to be maintained annually by homeowner. Basin designed to handle a hundred year storm. Some trees will have to be cleared out for house construction.

Questions from the audience:

**Michael Sims – 1116 Old Post Circle** – distributed 5 photos to Planning Commission. Expressed concern regarding underground water. Said it is flowing at rate of 5 gallons per minute. Claims 1 million gallons of water there. In 2011, Sims basement flooded due to Hurricane Irene. 2<sup>nd</sup> Sump pump was installed. Sims advises his house sits on a river of water; sump pumps added and generators. In 2013, Bethel Township installed a storm drain. Sims advises he is having downstream impact and feels new foundations will disturb underground water.

Questions and comments from the Board:

The water issue is a pre-existing condition with property that is already there. Proposal is to remove the current dwelling and add two new dwellings while improving the water runoff.

A four inch drain was installed in the past, but small pipe clogged. Within the last year, the township authorized storm sewer extension with connection from Sims pipes directly to in-let. Ground water is from region though. New basements proposed in the new dwellings are likely to draw water in and have less of an impact on Sims property. This construction will not generate ground water, it will draw water. The whole area has a known elevated ground water table.

Discussion continued regarding water flow direction. Ken advised that wall should help with redirecting water as proposed. Sims interjected that it is not a surface water issue. Feels it is

all coming from underground. Matt advised that it is not the problem of this property. It is a problem in the region. Lou advises that even if nothing is done to property, problem with water runoff will still exist.

Sims expressed his concern not knowing if underground water will be disturbed. He advises builder will push water out to surrounding area. He feels builder will push water out to surrounding area and be dispersed. Sims advises this is not a temporary effect; it has been going on for 15 years.

Matt advises plan has been sensitive to Sims. Sims issues and problems were taken in to consideration when plans were made.

**Ross Cooper – 1124 Old Post Circle** – Sims next door neighbor; believes the two new dwellings will be an improvement from current state of property; question regarding lot 2 and swale; swale will intercept water and redirect it to road; swale will be approximately 1 foot deep; water will be retained and released at slow rate to road; questioned if the spring will be closed; Deisher will close spring; asked if building will make problem worse than it is. Per Lou, Matt does not have control of regional water issue. Engineer is trying to improve the issue with what he is doing here with plans.

**Shelly Flegal – 3736 Ebright Road** – parallel property to Sims; advises her house has 3 sump pumps due to high water table; Belmont has same water issue; questioned gas utilities for the properties; utility companies will not discuss services with Deisher until plans have been approved.

**Susan Sims – 1116 Old Post Circle** – advises spring will always be there, concern is when you dig a foundation that it will disrupt flow of water and a greater amount will flow in to Sims basement. Sims has spent money getting sump pumps and piping. Matt advises there are known wetlands across from Belmont, not a path of water and redirected to Sims. Sims questioned why Deisher would want to build on that land.

Matt will return to next meeting with any additions and corrections to plan.

## **NEW BUSINESS:**

### **1. Sketch Plan Presentation: BYC Soccer Fields at Francis Harvey Green School**

**Matt Houtman, Engineer** – Presented overview of sketch plan of property owned by Garnet Valley School District. The property was formerly known as the Francis Harvey Green School site located at the southwest corner of Bethel and Foulk Roads. Brandywine Youth Club (BYC) approached the school district looking for an opportunity to create new soccer fields at this site. No signed deal at this point, however BYC would actually lease the grounds from the school district and assume all insurance and maintenance responsibilities. The township has become involved because of the possibility of smaller park-like area. Discussed parking lot, existing baseball field layout, proposed soccer fields, traffic, storm sewer, convenience and snack bar areas. All involved are sensitive to screening of the fields and parking area to the existing property owners. There is a potential to connect these fields to Bethel Springs Elementary via a pathway. This sketch plan is still a work in progress since there are additional engineering

items that are currently being reviewed. Matt to advise status at a future Planning Commission meeting.

## **2. Introduction of Request for Amendment to Zoning Ordinance**

The Board of Supervisors sent an R-2 Zoning change request to the Planning Commission for review and comments.

The R-2 Zoning change proposal was distributed to all of the Planning Commission board members for review. A brief overview was given by J. Adam Matlawski, Attorney for ResCom Real Estate, LLC and Bethel Developers, L.P. – 1123 N. Providence Rd., Media, PA. Many questions and discussions were exchanged regarding lot sizes, types of houses, frontage, grading, open space, and total acreage.

Since this was the very first time a copy of the ordinance was presented to the Planning Commission, the board members indicated they need time to conduct a more in-depth review of the proposal, consolidate comments and additional questions for the next meeting, then present those questions/comments at the next Planning Commission meeting.

**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, May 6, 2015 at 7:30 p.m.

### **ADJOURNMENT:**

The meeting adjourned at 9:15 p.m., on a motion by Ken, and seconded by Mike.

Trish Sharp, Secretary