

# 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.  
Bill Linton  
Rajesh Shah  
Michael Schneider  
David Tustin

Matthew Houtmann, P.E.  
Township Engineer

Laurence L. Smith, Esquire  
Planning Commission Solicitor

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## PLANNING COMMISSION RECORD OF MINUTES July 1, 2015

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

### **PRESENT:**

Lou Torrieri-Chairman  
Ted Hoppe  
Michael Schneider

Ken Laaken, Jr.-Vice Chairman  
Bill Linton  
Raj Shah

### **APOLOGIES:**

Dave Tustin

### **IN ATTENDANCE:**

Mike Davey, Township Supervisor  
Matt Houtmann, Township Engineer  
Mike Maddren, Township Solicitor  
Trish Sharp, Secretary  
Laurence L. Smith, Esquire - Planning Commission Solicitor

### **OBSERVERS:**

**MEMBERS OF THE PUBLIC (9)**

The regular meeting was called to order by Lou 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 June 3, 2015 Planning Commission Regular Meeting, as prepared by Secretary, Trish Sharp.

**Motion:** Moved by Ken Laaken, Jr., 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 June.

**Motion:** Moved by Ken Laaken, Jr., and seconded by Ted Hoppe, 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** – next Sewer Authority meeting will be held on Tuesday, July 7, 2015 (instead of July 2, 2015).

### **ANNOUNCEMENTS:**

**Judy McCleary – Foulk Road** – Cheyney Exhibit Open House was held last month. Judy advises the Board of Supervisors will allow the Preservation Society to change the exhibit weekly. The next big event will be Founders Day which will be held the 2<sup>nd</sup> Saturday of October.

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:**

#### **1. R-2 Revised Zoning Amendments**

The Board of Supervisors requested the Planning Commission to review and provide comments to a proposed R-2 Zoning Amendment.

The Planning Commission on May 6 reviewed and provided recommendations to a proposed R-2 Zoning Amendment for three parcels of land in Bethel Township: To rezone 1534 Names Creek Road and 1540 Names Creek Road parcels from R-1 to R-2 Residence District and rezone the 1621 Garnet Mine Road parcel from R-3 to R-2 Residence District

The recommendations were forwarded to the Board of Supervisors. A revised R-2 Zoning amendment with changes was returned to the Planning Commission for review. The Planning Commission reviewed all the recommendations previously submitted to determine which were accepted. There were several recommendations not included in the revised R-2 amendment.

In addition to the comments that were agreed upon at the first review at the May 6, 2015 Planning Commission meeting, the following recommendations which were not included in the revised version were discussed and it was agreed they should be included in the revised R-2 Zoning amendment:

Listed below are the recommendations from the Planning Commission review of the revised R-2 zoning amendments that were prepared for review.

R-2 Revised Zoning Amendments – Review Comments from the Planning Commission with Recommendations to Board of Supervisors:

Require a 20-foot tract buffer within the unified residential district and it shall be landscaped in accordance with the current Bethel ordinance.

Keep the 60-foot front yard setback on main roads for both single family and unified residential districts.

Confirm swimming pool requirements do not conflict with current Bethel ordinances and setback requirements.

Accessory buildings: same recommendation, Accessory Buildings-maximum of one accessory building: not to exceed 80 square feet maximum in size: not less than 2 feet from corner and side yard.

Add, "Accessory Buildings shall not be permitted for single-family semi-detached dwellings."

After some further discussion to clarify the Planning Commission's role that this motion was to submit changes and recommendations only to a proposed R-2 Zoning ordinance should a R-2 Zoning be adopted by Bethel Township Board of Supervisors, the motion was made. It was noted that it would be the decision of the Board of Supervisors whether to adopt an R-2 zoning district.

A motion was made and carried that the above recommendations and those submitted previously be included in the Planning Commission Review and sent to the Board of Supervisors.

## **2. BYC Fields at Francis Harvey Green School**

Matt Houtmann presented an overview of the plan for BYC to lease land from Garnet Valley School District where the Francis Harvey Lee School used to be to build soccer and baseball fields. Preliminary Plans are completed and BYC will be going for formal application including notification of neighbors. Storm management will be addressed specific to the area and partnering with Penn Dot regarding any water issues near Bethel Road. Raj questioned parking for the fields. Matt advised that 140 spots have been proposed and he will advise how this was calculated.

**Tom Bohner – 1481 Bethel Road** – requested that any storm water management relief would be greatly appreciated. Matt advised that comments will definitely be taken and looked at in depth.

**Judy McCleary – Foulk Road** – Judy advised that a gentleman's agreement between the school district and the Preservation Society was made when Francis Harvey School was demolished that the school sign and the stepping stone be preserved.

**Paul Padien – 2116 S. Orange St. (Attorney with BYC)** – Paul agreed that BYC will do their best to comply with the gentleman's agreement and see that the sign and stepping stone will be preserved.

**Gary Lanahan – 1334 Zebley** – Gary requested there be no lighting and no advertising signage along fences. Lou advised that design must fit with our current ordinances.

Ken asked for a motion to accept BYC's Preliminary Land Development Plan and send copy to the alternate engineer for review.

**Motion:** Moved by Ken Laaken, Jr., and seconded by Ted Hoppe, we approve the Preliminary Plan pending review by the alternate engineer. **Motion carried**, unanimous.

### **NEW BUSINESS:**

#### **1. Sketch Development Plan – RDM Management LLC (Dunkin' Donuts)**

Michael Ciocco, Project Engineer, Catania Engineering Assoc., Inc. – 520 W. MacDade Blvd. – Mike presented sketch plans for proposed Dunkin' Donuts at the corner of Foulk and Naamans Creek Road with gas pumps, Dunkin' Donuts store, a drive thru, and a convenience store. Overview of the plans was discussed. Mike advised traffic study plan will be provided once preliminary plans are submitted.

**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, August 5, 2015 at 7:30 p.m.

**ADJOURNMENT:**

The meeting adjourned at 9:00 p.m., on a motion by Ken, and seconded by Ted.

Trish Sharp, Secretary