

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

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PLANNING COMMISSION RECORD OF MINUTES August 5, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, August 5, 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
Dave Tustin

APOLOGIES:

Raj Shah

IN ATTENDANCE:

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

OBSERVERS:

MEMBERS OF THE PUBLIC (11)

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 July 1, 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 (6 hours) for the month of July.

Motion: Moved by Ken Laaken, Jr., and seconded by Dave Tustin, 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:

Judy McCleary – Foulk Road – The Preservation Society will be in attendance of the Annual Corn Boil on Sunday, August 9th. Another big event will be Founders Day to be held the 2nd 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

Lou provided background of the Revised R-2 Zoning Amendments. At the last meeting there were 5 revisions that the PC Board had recommended, but were not included in the Revised Zoning Amendments. The Board of Supervisors further reviewed the 5 recommendations and a

new updated revision to that Amendment which includes the 5 items has been received. Lou went through the 5 revisions that are now part of the R-2 Revised Amendment as follows:

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.

Accessory Buildings shall not be permitted for single-family semi-detached dwellings has been added.

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 an 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.

Ken asked for a motion to forward the recommendations of the Revised R-2 Zoning updated amendments agreed upon during the Planning Commission meeting on August 5, 2015, in the form of draft meeting minutes as reviewed by the Planning Commission Chairperson.

Motion: Moved by Ken Laaken, Jr., and seconded by Mike Schneider, the recommendations will be forwarded to the Board of Supervisors for their review and action this point forward. **Motion carried**, unanimous.

2. BYC Fields at Francis Harvey Green School

Matt Houtmann presented an overview and update 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 submitted a 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. Matt advised that 165 parking spots have now been proposed, approximately 55 spots per field. This is comparable to the parking spaces utilized at other local baseball and soccer fields. Another bay and a half of parking has been added on updated drawings. Baseball fields and soccer fields have been adjusted and relocated to add 75 feet of green space to the plans. Storm water management will be addressed. The township is also considering drainage improvements along Bethel Road. Matt did advise there will be no soccer and baseball being played

concurrently. These plans have not been engineered, but site will be reviewed and resubmitted to the alternate township engineer.

Paul Padien – 216 S. Orange Ave Media, PA – attorney representing BYC - plan is to regrade entire property and fix it. These are smaller fields to be used by 8-9 year olds for soccer, lacrosse, and baseball. Goal is also to be good neighbors to the surrounding properties. A convenience building may be in plans at latter time. Buffers and water runoff to be addressed in future plans.

Kathy Toomey – 1453 Bethel Road – expressed concern regarding noise and hours of operation. Paul advised that fields will be shut down with sun down. He agreed to discuss with Kathy possibility of designing privacy fencing in to the plans.

Kevin Zweier – 1451 Bethel Road – Kevin is an active coach and active parent with BYC, however his concerns are: storm water management, concern of people wandering near adjacent driveways and properties, and speed limit/sight lines as people exit the field parking lots.

William Welsh – 1461 Bethel Road – advised that water issue is greater than project engineers realize. William also expressed concern regarding overgrown trees at property line.

Gary Lanahan – 1334 Zebley Road – Gary questioned who would be utilizing the fields. Paul advised that the fields will not be leased to other organizations. Fields would be used for township teams versus a visiting team, intramural and or travel teams only. There will be no lighting other than necessary lights for parking lots and no advertising signage along fences. Lou advised that design must fit with our current ordinances.

Brad Johnson – 1463 Bethel Road – Brad questioned time frame of plan and if these plans are in accordance to current R-1 zoning codes. Mike Maddren advises that this particular property is a historic school property which pre-dates zoning code is grandfathered exempt.

Judy McCleary – 3307 Foulk Road – Judy thanked Paul Padien on behalf of the Preservation Society for preserving the historical value of the property including the Francis Harvey School sign.

Dave mentioned that trees would be good for shading near the fields. Also, fencing should definitely be considered especially if baseball fields would be used by older, stronger athletes.

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.**

3. Formal Sketch 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. Formal application as well as posting property and notifying adjacent residents will be done within 10 days of application. Mike advised that this

project has received zoning variances. Mike advised that after doing a traffic study, it has been determined that traffic traveling one way around the building would help improve traffic flow. A landscaping plan has also been added.

Frank Daly – 110 Front Street Media, PA – attorney for the property owner next door to proposed Dunkin' Donuts. Frank advised that property owner is appealing plans and wants a privacy fencing with plantings on Dunkin' Donuts side of the fence.

The PC Board discussed possibly utilizing slant parking to ensure one way driving around the building. Mike to evaluate and advise.

Ramesh Patel – 2 Alfred Court Wilmington, DE – hours of operation would be 5:00 a.m. to 10:00 p.m. Store and fueling would close promptly at 10:00 p.m. Customers will not be able to use gas fueling tanks with credit cards after normal business hours. Ramesh and Mike will look in to fuel delivery details and advise specifics.

NEW BUSINESS:

PUBLIC COMMENTS AND QUESTIONS:

Barbara Bureski – 1422 Green Street – requested status of Lioni property. Lou advised Barbara that if her property is adjoining to the property, she will be notified via certified mail and property will be posted if any development is to occur. Lou suggested Barbara also check our website for current meeting agendas to see if the property is listed.

CLOSING COMMENTS:

Lou thanked the Board members for attending the meeting. The next Planning Commission meeting will be on Wednesday, September 2, 2015 at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 9:05 p.m., on a motion by Ken, and seconded by Ted.

Trish Sharp, Secretary