

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 September 2, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, September 2, 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:

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

OBSERVERS:

MEMBERS OF THE PUBLIC (19)

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 August 5, 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 August.

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 have their 18th Annual Founders Day Festival on October 10th from 10:00 a.m. to 3:00 p.m., rain or shine. Judy also advised that the Preservation Society is looking for any information from any miners or relatives of miners of the Garnet Mines.

Lou stated policy for public comments. Project representatives will present overview and 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. 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.

Lou listed numerous points of interest from the Planning Commission Board that will need to be addressed. These points are as follows:

- Restrooms
- Snack Area
- Buffers
- Trees – especially for shade
- Lighting – no field lighting, minimal parking lighting
- No Public Address (PA) System
- Hours of operation
- Emergency vehicle access
- Francis Harvey Green School sign and stepping stone
- Lighting of historical sign?
- No signs on fencing, especially advertising or promotional
- Dumpsters

Gary Lanahan – 1334 Zebley Road – Gary questioned if there will be access to Bethel Road from the parking lot. Matt advises there will be access, but some distance from Foulk Road.

Kevin Zweier – 1451 Bethel Road – Kevin advises he has video showing effects of rain water. During the last storm, Zweier had to build a makeshift dam.

Margaret Johnson – 1463 Bethel Road – requested transportation study. Traffic light at Bethel and Foulk was installed due to heavy traffic. Margaret feels that Bethel Road is dangerous and a traffic study should be done. Matt advises that the soccer and baseball games will likely be on weekends, mostly on a Sunday afternoon, not at peak travel times. PennDot will likely weigh in once they have the plans to review. Margaret questioned estimated construction start date and if construction will be advertised. Matt advises that a start date has not yet been determined, but continue to check Planning Commission website to see agenda items regarding status.

Brad Johnson – 1463 Bethel Road – Brad asked if lease agreement between BYC and Garnet Valley School District will be made public. Paul to check with school solicitor. Brad questioned if the fields would be considered an expansion project. He also questioned what constitutes need for a traffic study.

Karen Zellis – 1240 Longmeadow Road – questioned need for the fields.

Lou re-iterated the Planning Commission Board's role. Larry advised that residents are welcome to address matters at the Supervisor's meetings.

Kathy Toomey – 1453 Bethel Road – questioned lighting, especially parking lights and if they will be on a timer. Kathy asked about anticipated top volume and amount of cars. Matt advised that parking lot could accommodate 165 cars.

Mike Davey advised that he is available to hear any issues and concerns regarding this matter after the meeting.

Ken asked for a motion to extend BYC's application deadline to December 15, 2015.

Motion: Moved by Ken Laaken, Jr., and seconded by Mike Schneider, we approve the extended application deadline. **Motion carried**, unanimous.

2. 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. Plans are the same plans that were presented last month.

Mike reviewed letter from Matt Houtmann, Township Engineer. Lou asked that each point listed below from the Planning Commission Board be addressed:

- Hours of operation? 5:00 a.m. to 10:00 p.m.
- All pumps to be self service
- Buffer?
- Angled parking?
- Left on to Naaman's Creek?
- Lighting?
- Signs?
- Clarify traffic merge in to Drive Thru
- Employee Parking?
- Access from Coffee Station to Dunkin' Donuts?
- What time will dumpster be emptied? Usually in the afternoon, per Mr. Patel. Times to be included in the plans.
- Fuel refill times? Mike to check truck radii.
- Air for filling tires? Mr. Patel to check with Sunoco or Shell depending on who their agreement for fuel will be with and what they require.
- Loading area?

Judy McCleary – Foulk Road – Judy questioned if there will be accommodations at the fuel pumps for handicap access. Mike advises that pumps will have a button to push to alert someone inside of the store to assist any customers in need.

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.

3. Property Subdivision – 3130 Booth Road Garnet Valley, PA – Bill Mullray, Mullray Builders Corp.

John Mullin, Mullin Engineering – provided overview of plans. Sketch plans were initially presented in February. Plans at that time were for a 4 lot sub-division. New plans are now for 3 lots. All debris and concrete will be removed the property before any potential construction. A rain garden is in the plans to assist with water management.

Robert Marco – 1430 Green Street – Robert questioned if trees will be removed. John advises that every effort will be made to preserve trees.

Diane and Tom Koch – 1435 Arbor Drive – expressed concern regarding water runoff and the stream on the property.

Fay Steiger – 3120 Booth Drive – questioned if cul de sac will impede on her driveway.

Lou asked the Board to pick up the new plans before leaving the meeting for review and comment at next Planning Commission meeting.

NEW BUSINESS:

PUBLIC COMMENTS AND QUESTIONS:

CLOSING COMMENTS:

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

ADJOURNMENT:

The meeting adjourned at 9:11 p.m., on a motion by Ken, and seconded by Ted.

Trish Sharp, Secretary