

# 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

June 3, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, June 3, 2015, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### PRESENT:

Ken Laaken, Jr.,-Vice Chairman  
Bill Linton  
Dave Tustin

Ted Hoppe  
Michael Schneider

### APOLOGIES:

Louis Torrieri

Rajesh Shah

### IN ATTENDANCE:

Matt Houtmann, Township Engineer  
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 Ken Laaken, Jr., Vice-Chairman at 7:30 p.m., followed by the Pledge of Allegiance.

The Vice-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:**

Mike asked for a motion to approve the minutes from May 6, 2015 Planning Commission Regular Meeting, as prepared by Secretary, Trish Sharp.

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

Mike asked for a motion to approve the Planning Commission Secretary hours (6 hours) for the month of May.

**Motion:** Moved by Mike Schneider, 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** – nothing new to report at the present time.

### **ANNOUNCEMENTS:**

Ken 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. **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)** – Plans were revised and resubmitted based on results of soil percolation tests. Letter received from Alternate Township Engineer, Catania Engineering Associates, and all issues have been addressed and answered. Looking for recommendation for final plan approval.

### **Comments from the Planning Commission:**

Mike – question regarding Lot 2 basement with sump pump and how water will be diverted to the sewer. Matt advises any water will not cross road, it will run along curb and drain in to sewer.

Dave – question if anything was able to be done with existing water issue. Dave wondered if 12” drainage pipe would be more beneficial based on his observation. Agreement must be between Sims and Deisher to install pipe, if so decided.

### **Comments from the audience:**

**Michael Sims – 1116 Old Post Circle** – Sims questioned boulder placement on Deisher property in relation to swale to see if it would be an airtight wall. Matt advised earth will be placed along boulders and any runoff will be directed toward swale. Sims questioned if swale will disappear if not maintained by owner. Matt agreed that it will have to be maintained by owner. This is part of the Storm Water Maintenance Operation Agreement that will be signed by Deisher. Sims also questioned having a heavier pipe or drain installed on his property.

**Bill Washington – 1219 Split Rail Dr.** – Washington advised he was in attendance to support Sims. Washington has previously fallen on ice and advises capacity of rain is like a small river. He also stated that prior to the township addressing water runoff, there was a 100 foot stretch of water for years on end on the road. Washington agrees that it is a concern if swale is not maintained.

**Larry Lehrfeld – 1224 Stonegates Turn** – advised that driving through that area can be a driving hazard during rain. Lehrfeld wanted to advise the township that it could become an accident prone area. Matt advised that the township spent close to \$30,000 on storm sewer changes to help solve problems in that area.

**Ed Deisher – 8 Sophia Court** – developer, but he will be homeowner. Property settled in December. Deisher advised that he will do all he can to develop and maintain the properties in which he and his family will be residing.

**Lindsay Bizzari – 1137 North Lane** – will be moving in to Lot 1. Bizzari advises she and her family have spent extra money in addition to the money they have already invested in developing their new home to pay for further testing on the property. Tests have proven that they are not contributing to the water problem.

**Gary Lanahan – 1334 Zebley Road; speaking as a member of the Zoning Hearing Board** – advises that he can attest that Mr. Simms came to Zoning Hearing Board, but Sims tried to express his opinion regarding Lot 2. The square footage of Lot 1 was the issue being discussed at the Zoning Hearing Board meeting though.

In summary, Matt does not discount that Simms has an existing ground water issue, however, the responsibility of the development of these properties is to maintain or reduce surface water runoff towards any other property. Ground water will not be aggravated or generated. Water will be drawn in and therefore, have to be removed from the properties to the street. Dave also summarized and advised that water was a preexisting condition.

**Motions from the Board:**

Mike asked for a motion to recommend the approval of the preliminary final two lot subdivision plan at 3746 Ebright Road.

**Motion:** Moved by Mike Schneider, and seconded by Dave Tustin, we approve the recommendation for the preliminary final two lot subdivision plan at 3746 Ebright Road.

**Motion carried,** unanimous.

- 2. John Mullen representing Mullray Builders – 3130 Booth Drive development** – original plans were for 3 lots; this plan is currently for 4 lots. Matt provided review letter to Mullen. Comments from Matt are that property does meet the zoning requirements for the 4 lots and engineering plans of the property will need to be made. Ken advises that if Mullray Builders will be developing this property, application needs to be submitted, properties posted, and certified letters sent to all of the residents whose properties are next to this development.

**NEW BUSINESS:** None at this time.

**PUBLIC COMMENTS AND QUESTIONS:** None at this time.

**CLOSING COMMENTS:**

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

**ADJOURNMENT:**

The meeting adjourned at 8:09 p.m., on a motion by Mike, and seconded by Dave.

Trish Sharp, Secretary