

BETHEL TOWNSHIP

DELAWARE COUNTY
1092 BETHEL ROAD
GARNET VALLEY, PA 19060



Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr.-Vice-Chairman
Denise DeJohn -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 Solicitor

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PLANNING COMMISSION RECORD OF MINUTES December 2, 2015

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, December 2, 2015, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri-Chairman
Ted Hoppe

Ken Laaken, Jr.-Vice Chairman
Michael Schneider

APOLOGIES:

Bill Linton
Raj Shah
Dave Tustin

IN ATTENDANCE:

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

OBSERVERS:

MEMBERS OF THE PUBLIC (4)

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. A copy of the minutes, as well as the agenda, is available on the Bethel Township website.

APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes from the November 4, 2015 Planning Commission Regular Meeting, as prepared by Secretary, Denise DeJohn.

Motion: Moved by Ken Laaken, Jr., and seconded by Mike, we approve the minutes as prepared by our secretary. **Motion carried**, unanimous.

Lou asked for a motion to approve the Planning Commission Secretary hours (5 hours) for the month of November.

Motion: Moved by Ken Laaken, Jr., and seconded by Mike, we approve the hours of the Planning Commission 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 – 3307 Foulk Road – The Preservation Society’s ongoing project is the Garnet Mines. Please contact the society with any information. The house tours will be held in the Spring of 2016 instead of on Founder’s Day in 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 Supervisor, Engineer and applicants. Upon completion of the presentation, the Chairman will give the opportunity for the public to comment and ask questions. Please state full name, address & direct all comments to the board only.

OLD BUSINESS:

1. Project PC-2015-2. BYC Fields at Francis Harvey Green School

They have some outstanding issues to bring before the board so there will be no review at this meeting – waiting for additional documents and permits.

Ken asked for a motion to extend to March 15, 2016 BYC fields at Francis Harvey Green School.

Motion: Moved by Ken Laaken, Jr. and seconded by Ted, we approve the extension to March 15, 2106. **Motion carried**, unanimous.

Ken asked for a motion to extend the BYC Fields at Francis Harvey Green School to March 15, 2016 providing they sign before the Supervisors meeting on Tuesday, December 8, 2015 and if they do not sign by the 8th of December we recommend denial.

Motion: Moved by Ken Laaken, Jr., and seconded by Ted, we approve the extension.
Motion carried, unanimous.

2. Project PC-2015-3 Formal Preliminary Plan – RDM Management LLC (Dunkin’ Donuts)

Dunkin Donuts is awaiting PennDOT approval so there will be no review. They had preliminary approval extended to January 16, 2016.

3. Project PC 2015-4 . Property Subdivision – 3130 Booth Road Garnet Valley, PA –Bill Mullray, Mullray Builders Corp.

The applicant phoned Matt that their agreement ran out and it has been cancelled by the developer. He recommends the Planning Commission act to deny it.

Ken asked for a motion to accept the withdrawal letter of the Lioni property PC 2015-4 and recommend denial of the plan due to failure to comply with the ordinance and satisfy all outstanding items.

Motion: Moved by Ken Laaken, Jr., and seconded by Mike, we approve the denial.
Motion carried, unanimous.

The application fee is non-refundable and any escrow which is left over after all township professional fees have been paid for can be returned. This is handled with the Board and the treasurer. Township to refund any unallocated monies.

NEW BUSINESS:

Iacobucci Homes, 1621 Garnet Mine Road. They are coming before the board to apply this evening. We will have an overview of the project but the applications and notifications to adjoining properties have not been completed. Lou introduced John Robinson of JMR Engineering LLC. He is attending with Ray Iacobucci and Bill Messick. He presented the sketch plan which they referred to a preliminary submission for 1621 Garnet Mine Road. It is a property located on the south side of Garnet Mine Road and also adjacent to 1515 Limited Partners (commercial site). The other side is all residential communities all in the R3 district. The commercial properties in the LI2 district and the subject property known as the R2 district. It is being subdivided under the new ordinance under the unified residential code.

There are options for either single family or twin homes. This is a twins option for 38 units. The ordinance allows for up to 44 units potentially but 38 are proposed as twin units. It is a cul de sac road with emergency access out to the existing commercial site

and that access has an easement or right of way which exists there today. They intend to utilize that existing access.

Storm water management – this is a steep site and it flows to a stream. Most of the site is wooded, spring run stream. There will be 3 storm water basins.

Ken asked how long is the cul de sac? The cul de sac is 1,400 feet which is below the county standards of 1,500 feet. Each townhouse unit has 2 car garages and a double wide driveway. Each unit will be 3,000 square feet, ordinance is 4,000 square feet. A few properties may have an issue with decks. There is a significant slope on this property. There is a retaining wall which varies from a couple feet to 15 feet in the worst spot.

The road width is 27 feet. There will be double wide driveways to alleviate tight parking. There is some open space in the plans. There is an emergency access road to be tied into the easement.

Lou advised that all submissions need to be made tonight. The property sketch needs to be posted in a visible location so people will see it and we will need notifications. We will also need copies of the certified letter cards that all properties adjoining that project have been notified. They will be working with PennDOT and looking at plans as we go along.

Lou advised that we will be looking at all the approvals in the R2 zoning that was approved.

Ken would like a sewer run out to Paper Road. There is an existing sewer.

Lou stated that this is a quick overview and the commission will be provided with copies of the plans. The name of this project is **Garnet Mine Developers LP – PC 2015-5.**

PUBLIC COMMENTS AND QUESTIONS:

CLOSING COMMENTS:

Lou thanked the Board members for attending the meeting. There will be a planning commission reorganization meeting on Wednesday, January 6, 2016 at 7:15 p.m. at which time we will do our reorganization and accept a Chairman, Vice Chairman and Secretary. Please plan to attend so we will have a full board. The next regular meeting will follow on January 6, 2016 at 7:30 p.m.

ADJOURNMENT: The meeting adjourned at 8:04 p.m., on a motion by Ken, and seconded by Mike.

Denise DeJohn, Secretary