

# 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 RECORD OF MINUTES January 6, 2016

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, January 6, 2016, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

### **PRESENT:**

Lou Torrieri-Chairman  
Bill Linton  
Dave Tustin

Ken Laaken, Jr.-Vice Chairman  
Michael Schneider

### **APOLOGIES:**

Ted Hoppe  
Raj Shah

### **IN ATTENDANCE:**

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

### **OBSERVERS:**

**MEMBERS OF THE PUBLIC (8)**

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 approved 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 December 2, 2015 Planning Commission Regular Meeting, as prepared by Secretary, Denise DeJohn.

**Motion:** Moved by Ken Laaken, Jr., and seconded by Bill, 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 December.

**Motion:** Moved by Ken Laaken, Jr., and seconded by Raj, we approve the hours of the Planning Commission Secretary. **Motion carried**, unanimous.

Lou thanked everyone for appointing him as Chairman and he hopes to do a great job again this year.

**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 about people who worked in the mines, etc. - they would greatly appreciate. The Society will be at Delaware County Community College on March 15, 16 and 17, 2016 for an event open to anyone that lives in Delaware County over 50 years old. You can contact the college for additional information. The log house tour for BSES fifth graders will be either May 11th or 12th. The house itself will be open on Sunday, May 15<sup>th</sup>.

Lou stated policy for public comments. Project representatives or the Engineer 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. Since the Planning Secretary is sick this evening, please speak clearly your name and address.

## **OLD BUSINESS:**

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

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

Ken advised that they have an extension to March 15, 2016 for the BYC fields at Francis Harvey Green School.

### **2. Project PC-2015-3. Formal Preliminary Plan – RDM Management LLC (Dunkin' Donuts)** Dunkin Donuts is awaiting additional documentation and outstanding permits so there will be no review. They are awaiting PennDOT permits. They had preliminary approval extended to January 15, 2016.

**Motion:** Ken Laaken made a motion to deny the plans unless Dunkin Donuts comes with an extension before the Supervisors' meeting on January 12, 2016. .

**Seconded by:** Bill **Motion carried**, unanimous. Matt to inform Dunkin Donuts of this motion.

### **3. Project PC 2015-5 Garnet Mine Developers LP Iacobucci Homes, 1621 Garnet Mine Road.**

Jack Robinson, JMR Engineering LLC., engineer for Iacobucci Homes advised that a sign was posted a day or so after the December meeting at 1621 Garnet Mine. The subject property is 1621 Garnet Mine Road. They are in receipt of the first review letter from the Township Engineer. Jack then provided the audience with an overview of the project. Ken and Lou have also walked the property.

The site is located in an R2 zoning district. They have proposed 38 lots, all twin town homes with 2 car garages shown. They are requesting 1 waiver which was noted in the letter for the length of the cul de sac road. There is emergency access shown that leads out to the adjoining commercial property, 1515 Limited Partners. The majority of the property is being undeveloped with open space to the south side of the property with stream, wetlands and woods. They have 3 retention basins for storm water management, which is located upslope to the wetlands, and they drain 100% of the site and will handle storm water and discharge to the stream and not to any adjoining properties. Public water and public sewer will be provided.

Ken mentioned his concern about the adjoining Ray Brown's property, 1515 Limited Partners. This is a huge slope. The engineer advised it will be graded out and some angles have to be worked out.

### **Matt Houtmann then reviewed some important highlights; he had several comments on the layout:**

- The first is that he is recommending that the applicant consider softening the 90 degree curve which would push it further to the East or up the page and allow more room for backup lots 37 and 38. Matt is suggesting putting a wider curve there which pulls the right of way away from the boundary line to the southeast and it will facilitate a better fit of lots 37 and 38. He is not sure of grading implications and hopes something can be worked out.

- All the lots on the south side of the road have direct access to the open space. We need a strip between those lots so that the properties on the north side of the road can access the wooded area. Wherever they place that access strip should probably have it double as a location where equipment can get back to maintain the basin. That strip can be used as maintenance access for storm water management basin. There needs to be a defined path. It might be nice to allow the residents access to the woods, maybe a path from roadway between a set of units. Between 30 and 31 there is a good easement. Matt would like a small strip of open space. (possibly 12 feet)
- Open Space C, which is the triangular area at the curve on the north side, is the only open space, which is centrally located to all units. It is graded back. He would like the Planning Commission to consider a pedestrian gathering area just off the roadway with benches or a gazebo. Just install it off the roadway and maybe build a retaining wall to handle the slopes. It could be a tot lot too. The Planning Commission needs to give the applicant a recommendation in terms of the open space amenities.
- Emergency Access connection between the proposed road and the right of way that is on 1515; they are offset. That is not the cleanest emergency access. Matt is suggesting moving the road or a better possibility would be to talk to Ray Brown to relocate his right of way so it can better align with the end of the roadway. The right of way should be centered in an 85 ft. strip so that there can be buffer planting after the road is constructed.
- We need a buffer near the corner of lot 38. On page 3, under Zoning, the retaining walls all need to be set back from the common property line at the high end of the wall way. Matt is suggesting that specimen trees be located at the property line since the grading is going up to the boundary. The grading may affect that tree and any way to mitigate it.
- Under subdivision land development, on sheet 4, item 5. Ordinance is a little peculiar but there is a provision that a road defined as a secondary residential minimum lot road and that definition would be a residential road, which services lots, which are less than 60 ft. wide. The right of way should be 60 feet and the cartway should be 36 feet wide. We will need a wider cartway. The Ordinance does talk about a local road. In this type of community, there will be on street parking and since there are units on both sides, you could possibly post a "no parking" on one side or if you allow parking on both sides that you have a 6 ft. parallel parking and 2-10 foot travel lanes your roadway would go to 32 feet wide. Lou is in favor of 36 feet wide to eliminate any issues. We need to decide on a road width to accommodate any parking since there will be 2 lane traffic. The majority of the parking will be off street. The board is fine with 32 feet.
- Item 8, in the back of some of the units on the low side of the road, the 3 to 1 slopes come right up to the exposed rear wall of the foundations of the houses.
- Item 9, Matt asked the applicant to consider that the units on the low side, that the driveways are graded, sloped down, hit low point and grade up to the garage floor. It can be done but it causes problems at times. It would be nicer if the garage floors were propped up a little bit higher than roadway and everything drains out to the roadway.

- On sheet 7, item 14, Matt asked that the applicant show the location of the houses and driveways on the adjoining property so we can see if we need any special buffer requirements and whether there will be an impact with storm water.
- On page 8, item 24, landscaping. The Planning Commission might want to think about whether they would like landscaping around the storm water management basins. Matt does not think it needs to be heavily landscaped, maybe some pockets of shrubs. As plan evolves, we may want additional tree plantings.
- On page 9, item 3. Access into the building? Side entry into dwelling. Plan to indicate that.

The only waiver that they are asking is the maximum cul de sac length. There really is no way to connect this development to other properties, and emergency access would be appreciated. Matt would like to see a different configuration than what is on the plan.

Lou thanked Matt on doing a great job with his comments. We will address this at our next meeting.

#### **PUBLIC COMMENTS AND QUESTIONS:**

**Heather Arters - 1625 Garnet Mine Road.** She asked where the driveway for this development was coming out. This is a blind hill so having another driveway of upwards of 120 cars going in and out may pose a problem. She asked if this would block her access (family with teenage children) and her neighbors' access (elderly). Has PennDOT been contacted and do they know that there will be this access? PennDOT will be contacted and will require that the intersection meet state PennDot standards to get necessary sight distance and geometry. Do the police and fire have the ability to take on another 120 people? Lou said "yes". Fire hydrants were part of the plan process. Since there are wetlands, has a plan been submitted with the Pennsylvania Department of Environmental Protection? The developer will conform to Department of Environmental standards.

She had a concern with disturbing roots of large trees that are on her property and on the Shomo property. These are well-established, huge trees. Trash removal and snow removal? The road will be dedicated to the township. There will be a homeowners association who will enforce regulations. What is status of current home on the property? It will be demolished. All inspections and code compliances will be handled though the township.

What is the time line? Construction may start in July. What is the price point of these homes? Starting at \$450,000, but average in low \$500,000s. The minimal square footage is 2800 s.f, and extra room about 3100 s.f. They are hoping to attract "older", move down buyer. The whole property is 20.5 acres and 12.5 acres are open space. All permits will come from each agency and they must review the plan. If they set any implications on wetlands, they will bring it up.

**Gerald Arters, 1625 Garnet Mine Road.** What type of storm water management basins are these? There are storm water recharge basins and they have some of the newer requirements.

**Mike Davey, 3150 McLaughlin Court.** To address the issue with road curve with concern of potential traffic issues: these was something done on Woods Edge Drive. A guide rail with a steep metal curve which would serve as another form of protection and prevent any vehicles coming off that property into the neighboring development.

**Christine Ward 1593 Garnet Mine Road.** Trees for privacy? She gets lights in her kitchen window and now possibly 120 cars' lights. Will our sewer be impacted? Matt stated "no". Will she be contacted if any blasting is done? Yes.

**Eileen Shomo 1627 Garnet Mine Road.** Ray Brown property, where it this? It is the industrial property, next door.

**Mike Tindall, 1626 Garnet Mine Road.** He will have 1,000 headlights at his house. Can he block out headlights? It seems ridiculous to go out here when you can go out an industrial area with factories that won't be disturbed by anyone. Access to the industrial property is private property so we cannot access that private road (McCann Drive). Paper Road is an emergency access road only. We cannot make public access to that private road. His resale value will go down. Lou mentioned some comments do not come under the jurisdiction of the Planning Commission. The zoning changes were approved by the BOS, the development process then comes to the planning commission to see how we can best make it fit within the township's and Pennsylvania building ordinances and codes. Planning is making every effort to accommodate neighbors concerns and will work with developer and builder to make it safe. All access is reviewed and approved by PennDOT. Lou advised him to attend BOS meeting with additional questions regarding township ordinances and zoning. Ken asked "Would you like us to talk to developer to plant arborvitaes to help with lights?"

**Robert Shomo. 1627 Garnet Mine Road.** Has the builder checked into the feasibility of acquiring the ground next to the old dupont property to make it the main entrance? When this property was purchased the key was to have the access off of Garnet Mine Road. He addressed the builder and the builder stated it was not feasible.

Lou stated that the plan is in the review process and has not yet reached the approval stage. There are remaining comments the commission has to address in this process. The Board of Supervisors has approved the R2 zoning. We will get preliminary comments from PennDOT. Lou stated that the board understands the residents' concerns and the plan is now in the board's hands to make it work to best of their ability.

## **NEW BUSINESS:**

### **1. Bethel Moving Supplies and Storage. Conchester Highway, SR322.**

Brian McFadden, West Chester, PA. He is the equitable owner of the property at 1561 Conchester Highway. They are proposing a 7 ½ acre site which currently has a home on it. Zone C2. It is a moving and storage setup, retail operation (C2) of basically packaging supplies with a sub-storage operation. Brian showed the board and residents a picture of a facility in West Goshen Township. They will build the structure into the hill, drive up to top and drive up below. There will be 4 buildings (2-story), approximately 80 x 120 feet. There is a separate office for retail. They may have storm water basins underground. The whole facility is gated and fenced. It is not a moving and storage place. It is self-storage and the largest unit will be 10 x 30. The traffic flow will register at the office. If you have a self-storage place you need to

have a retail piece. There is green space between the buildings. They do 60-70 percent of the space heated and cooled. Building is climate controlled, and he uses geothermal heating and air conditioning. There may be someone living in the house since there is an apartment upstairs. It will be classified as an office quarter, 2<sup>nd</sup> floor is where night guy stays. This property will be manned 24 hours a day. The neighbors to the East are Fuzzy Butts and on West side is a property owned by landscapers.

For clarification there is a service road. He went to PennDOT's website and printed it.(he did not have available) He needs access and visibility. Lou stated that when PennDOT gets to Section 102, which is the section between Clayton Golf Course and 95, they have changed designs a few times but it limited access along this road for access to these properties. They would be able to gain access from Food Distribution parkway and go up and exit out onto Garnet Mine Road.

Brian presented sketch plan only, will come back with preliminary engineer's plan. Lou gave him an application, information on fees, and asked that they post the project so everyone sees it. Proper notifications have to be given. Matt stated it was suggested that principle use is retail sales and the storage is accessory from comparing square footage. Matt thinks principle use is a storage facility and accessory to that is retail. We will need an opinion on that or they may need to appear before the supervisors or the zoning officer to get a determination on use.

Brian's intent was to present this to the Planning Commission. There is not a lot of traffic to this property. We need to identify the use portion of this property. Larry Smith will provide an opinion to the plan. Copies of the sketch plans were left for the committee.

2. **1089 Kirk Road – 6 lot subdivision adjacent to Linton Farms.** Jack Robinson, Iacobucci builders, Project Engineer. This is located off Linton Farm Lane and they are proposing 6 lots in the R2 zoning district of 30,000 square foot minimum lots. Lots range from 30,000 to 42,500 sf. There are 3 lots off of existing Linton Farm Lane and 3 lots off of Kirk Road. Public water and public sewer there, not yet dedicated. Due to wetlands, wetlands intrude on Lot 1 and Lot 6. Jack stated there would be no problems connecting to existing sewers. The price range of homes is \$649,000 to \$950,000. The township engineer will prepare a detailed review.

### **PUBLIC COMMENTS AND QUESTIONS:**

July McCleary, Foulk Rd. There is a house on property that will be demolished. The Preservation Society would like to visit the house before it is torn down. It has been approved.

### **CLOSING COMMENTS:**

Lou thanked the Board members for attending the meeting. The next regular meeting will be on February 3, 2016 at 7:30 p.m.

### **ADJOURNMENT:**

The meeting adjourned at 9:40 p.m., on a motion by Ken, and seconded by Mike.

Denise DeJohn, Secretary