

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

Laurence L. Smith, Esquire
Planning Commission Solicitor

Phone: (610) 459-1529

Fax: (610) 459-2921

Email: planning.commission@betheltwp.com

www.twp.bethel.pa.us

PLANNING COMMISSION RECORD OF MINUTES March 2, 2016

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, March 2, 2016, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri-Chairman	Ken Laaken, Jr.-Vice Chairman
Bill Linton	Dave Tustin
Ted Hoppe	

APOLOGIES:

Raj Shah
Laurence Smith

IN ATTENDANCE:

Mike Davey, Township Supervisor
Matt Houtmann, Township Engineer
Denise DeJohn, Secretary

OBSERVERS:

MEMBERS OF THE PUBLIC (10)

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, are available on the Bethel Township website.

APPROVAL OF MINUTES:

Lou asked for a motion to approve the minutes from the February 3, 2016 Planning Commission Regular Meeting, as prepared by Secretary, Denise DeJohn.

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

Lou asked for a motion to approve the Planning Commission Secretary hours (7 hours) for the month of February 2016.

Motion: Moved by Ken Laaken, Jr., and seconded by Ted, 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** – No report at this time.

ANNOUNCEMENTS:

Judy McCleary – 3307 Foulk Road – The Garnet Mine exhibit opened on Saturday, February 20th in the township building and will be there for about a year. The Preservation Society will be at Delaware County Community College on March 15, 16 and 17, 2016 for an annual elder week. Flyers are on the back table. On Sunday, May 15th from 1 p.m. to 4 p.m. there will be an open house and house tour which features the log house and Dr. Schaffer's house on Bethel Road.

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.

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.

Motion: Moved by Ken Laaken, Jr., and seconded by Dave, to NOT approve BYC Project PC-2015-2 unless they sign an extension letter to June 15, 2016 by the Supervisors meeting on March 8, 2016. **Motion carried**, unanimous. Lou to advise Matt Houtmann.

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 and other permits.

Motion: Moved by Ken Laaken, Jr., and seconded by Ted, to NOT approve Dunkin Donuts Project PC-2015-3 unless they sign an extension letter to June 15, 2016 by the Supervisors meeting on March 8, 2016. **Motion carried**, unanimous. Lou to advise Matt Houtmann.

3. Project PC 2015-5. Iacobucci Homes, 1621 Garnet Mine Road

Mr. Jack Robinson, JMR Engineering LLC., engineer for Iacobucci Homes, advised he has an updated overview from the last meeting. Jack shared the following highlights:

A major concern was along the borders regarding the buffer along residential properties. This was added on the south side and north side. They also surveyed a number of trees of which a number of trees along the buffer will be saved with grading. They eliminated retaining wall from Garnet Mine all the way up to where the bend in the road starts.

Jack presented a 3-D perspective of the plans with their new software program. The main idea is to calculate what the best grade is to balance the site and design it in the most efficient manner. It's a 3-D model in computer that could spin around and view surrounding property and landscape plan. There is a gazebo on plan, picnic tables, and the wall starts right where curve starts. The tallest part of wall is 14 feet on plan with 20 ft. buffer.

Some other changes were lots were modified and road shifted to south. There is now 1 central basin. Project Surveyor discovered one piece of open space; he found additional 15 to 20 feet.

Emergency access was realigned. Mr. Iacobucci did speak to Ray Brown about the emergency access road. They will come to an agreement to access his road and will need to present to this board.

Walls will be tapered and Jack said that the plans show a fence behind the wall. Lou asked how they are handling erosion for slope. Jack stated it is temporary that will be biodegradable matting until it is stabilized.

Matt Houtmann stated that he needs to review new plans and discuss at April's meeting. Jack said there is no lighting plan except for a streetlight at entrance. Ray Iacobucci stated there is lighting on the houses, and entry and garage doors. Matt suggested the board should decide on lighting for the road. A Street light should be at the 90 degree bend and one in the cul de sac. The board would like to see strategically placed lights on curve and at the end.

The fire marshal has a copy of plans for fire hydrants. Lou would like this addressed by the next meeting to indicate where fire hydrants will be. There is also a stop sign at the end of the street.

Mr. Iacobucci stated he had initial meetings with the Arters, the Shomos and Mary Jane Jwanisik, neighbors affected by the entrance. He will work with the engineer and he is flexible on things he can do with the buffer. There may be revisions due to existing trees and improvements to the plan. Lou asked him to continue to talk to the surrounding residents. There is a possibility of opening their driveway onto development's street. Lou asked him to follow up with discussions on accessing road with driveway.

PUBLIC COMMENTS AND QUESTIONS:

Bob Shomo, 1627 Garnet Mine Road. His property, along with Mr. Arters, is on south side of developed area. They have grave concerns about the traffic condition that this proposed development would have at Garnet Mine Road. He presented a one-page letter with his concerns to the board, engineer and developer. Lou noted the purpose of this letter is to voice his concerns. Mr. Shomo is fully aware PennDOT has to make a decision but, as a resident of the township, he is concerned about the issues with the development on this road.

Lou stated the options for the road are very limited. It could not be at the other end of the development, which adjoins a private property. They have no legal right to access the street to that property and that property does not want a development road to come off onto that private road. The whole development and zoning and approval was done last year when it went through Board of Supervisors, Zoning and Planning boards to approve this project. The approval of the road and access to the roadway lies with PennDOT and it is PennDOT's responsibility to the township and residents to assure that this development meets all the requirements of an intersection on the road. At this point, we do not have the legal right to say "no" to this sub-division based on the fact of that particular road and how it intersects.

Lou understands the resident's concerns. They will be reviewed and submitted with Jack and PennDOT and must rely on expertise of PennDot traffic engineers do whatever they can to satisfy the safety of the area and meet PennDot roadway standards.

Gerald Arters, 1625 Garnet Mine Road. Mr. Shomo's letter describes turning conditions. The reality is there is very limited sight distance. It is a vertical curve, you cannot see. There are conditions if they try to pull in or out and at that curve area from their driveways you are making a split decision. With a vertical curve, he feels there is not enough time for those making decisions coming in and out. Jack stated they have discussed the vertical curve with PennDOT and they are well aware of what needs to be done. There is an option for adjoining residents to use the development's roadway to exit his property. He also wants to be sure lights are not in front of his house. Matt stated we need to be sensitive to Mr. Arters' light concerns. Lou stated this board is working to address these concerns.

Mary Jane Jwanisik, 1601 Garnet Mine Road. She is on north side of development. She has met with Mr. Iacobucci. There is an easement of 80 feet at driveway. She is not sure access is accurate and will get professional guidance. Road seems close to her land. Jack had extensive surveying done. She also wants them to seriously think about the traffic on this road. Matt stated there are very strict PennDOT standards for safe sight distance for cars leaving development, approaching development, etc. If PennDOT doesn't have those distances they will have to make alterations to the road geometry to the point where they will have those distances.

Lou stated that Jack would be back next month with items discussed and have updates to the plan. He will present a copy of Mr. Shomo's letter to the Board of Supervisors.

Paul Henaby, 1625 Boxwood Road. Was a certified arborist selected for plantings in this development? Matt stated we employ a consultant who is a professional landscape architect to review the types and placement of plantings.

Ken asked Matt Houtmann regarding the waiver for the cul de sac. Matt stated the length of the cul de sac does exceed the standard set forth in the Ordinance. Waivers can be granted for that. A critical issue is that you have an emergency access to the neighboring property.

4. Project PC 2016-1. Iacobucci - 1089 Kirk Road – 6 lot subdivision (Linton Farms). Mr. Jack Robinson, Iacobucci Builders, Project Engineer. There were two concerns: storm water issue for Lot 6 and also Lots 1, 2 and 3 were configured, The storm water issue for Lot 6; they relocated the storm water discharge pipe farther from the house into the wetlands. They also beefed up the berm along the neighboring property (added fill in that area to ensure that water does not travel down driveway onto his property.) Also Lots 1, 2 and 3 had an angular property line. They are all now parallel to Kirk Road. They noted on plan that Lot 1 sewer is close. They are working with property owner, Penndel Archers.

Matt stated his concerns were addressed and the plan is sufficient for preliminary plan.

Dave received a letter from the Delaware County Planning Commission. They asked if we could join driveways together because they are worried about a number of driveways going onto Kirk Road. They are also concerned about the historical house on the property and they wanted an analysis of it since it is an old log house. Lou stated it is not a log house and vastly altered over the past few years.

At the last meeting, the board agreed that it should be two separate driveways.

Judy McCleary, Foulk Road. She said a survey was done in 1983 for the old house and it was listed as a log house. It is incorrect and it is not a log house.

Lou asked to recommend that the preliminary plan to move forward.

Motion: Moved by Ken to approve Preliminary Plans for Project PC2016-1 1089 Kirk Road, Linton Farms II conditioned upon the Township's Engineer's final letter of approval of February 29, 2016, seconded by Dave. **Motion carried**, unanimous.

PUBLIC COMMENTS AND QUESTIONS:

Brian Appelbaum, 3510 Linton Farm Lane. He would like a copy of plans for himself and Mr. Hart.

NEW BUSINESS: None.

This is in reference to Chris Panarello Sketch Plan for subdivision behind Siloam Methodist Church Property. Ken asked Mr. Groer to attend this meeting and wanted to know where Soldiers Field was on the plan. He wants to keep Soldiers Field as a possibility of a Veterans Memorial at some point in time. Mr. Groer showed Ken where it was at the beginning of the meeting and Ken wanted to publicly thank him for attending this meeting. A sketch plan was posted in reference to the Siloam property. The project is not near Soldiers Field.

PUBLIC COMMENTS AND QUESTIONS:

Ed Miles, 23 Robins Road. He stated the Board of Supervisors made a specific resolution in regard to Soldiers Field. They may want to pull it up when the project comes up. Mr. Groer made a resolution, which the Board of Supervisors adopted protecting the zoning of Soldiers Field so that it could not and would not be developed. The board will research this resolution.

CLOSING COMMENTS:

Lou thanked the Board members, as well as residents, for attending the meeting. The next regular meeting will be on April 6, 2016 at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 8:55 p.m., on a motion by Ken, and seconded by Dave.

Denise DeJohn, Secretary