

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
David Tustin

Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

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PLANNING COMMISSION RECORD OF MINUTES April 6, 2016

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

PRESENT:

Lou Torrieri-Chairman
Ted Hoppe

Ken Laaken, Jr.-Vice Chairman
Dave Tustin

APOLOGIES:

Raj Shah
Bill Litton
Ed Miles
Mike Davey, Township Supervisor

IN ATTENDANCE:

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

OBSERVERS:

MEMBERS OF THE PUBLIC (12)

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 March 2, 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 (8 hours) for the month of March, 2016.

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

Lou announced that at the last Board of Supervisors meeting they appointed Ed Miles to fill the vacancy of Mike Schneider. Ed will start with the May meeting and the board will be at full staff.

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 is now open in the township building from 9 a.m. to 3 p.m. and will be there for about a year. On April 28th at 7 p.m. there is a presentation at Rachel Kohl Library by Nancy Webster (local historian) who will talk on the horticultural history of southeastern Pennsylvania. On Sunday, May 15th, from 1 p.m. to 4 p.m. there will be an open house and tour which features the log house and Dr. Schaffer's house on Bethel Road. The 5th grade class from Bethel Springs will visit Dr. Schaffer's property on May 12th.

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.

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.

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 has reviewed the letter of April 2, 2016 from Matt Houtmann. Lou asked him to highlight certain items from the April 2nd letter. Jack advised that the concept is still the same from the last meeting.

The main item is that they have met with PennDOT in the field and office. The field meeting was to note the sight distance and access road and lay out all the sight distances (there are four different distances). They have an email from PennDOT on how to address it which was forwarded to Matt Houtmann. It reads per our field meeting and subsequent office meeting to review your sight line they have the following: the north sight distance (sight distance to the left) some road reprofiling is necessary to achieve safe stopping distance per the speed study findings. Blind sight can be achieved through a combination of lowering the road in the vicinity of driveway access and raising the road immediately north of the vertical (nearest intersection may need to lower the road a little and then beyond then raise the road a little bit). It will eliminate the blind spot to the left. To the right, south sight distance, provided the embankment is cut back as required, the line of sight looking to the right from the proposed access meets the minimum required of safe sight distance from the speed study findings. Jack said this can be achieved with the embankment work there. Lou stated when doing embankment work, it appears the first big tree has got to go at the end of the driveway. Jack stated it would be beneficial to all to remove the tree.

Jack's next step is to provide his plan to PennDOT based on the recommendations from PennDOT. Matt Houtmann stated there are challenges due to grading. The areas of concern are entryway, and first hundred feet of roadway to optimize placement so that cuts and fills don't affect trees just off the property line.

In his letter, Item #19, New Comments, Matt states some of those issues are listed. The road was moved further north, it catches grade at property line. Matt says it is better to push road further northwest and pull grading away from common property line with those property owners to the left and not affect the property owner to right. Jack will make the adjustment.

Matt stated the landscaping plan they would like to request lower level plants along entry road with the shade trees. Jack stated they are using Red Maple and Fruitless Sweet Gum. Lou is

concerned with tree maturity and branches, as well as splintery balls. Jack with double-check on tree plantings.

Ken asked if there are any driveways impacted on Garnet Mine Road where they are raising and lowering. Jack will speak with homeowners affected. The amount of change is 6 inches.

Matt would like when they get to HOA documents to make a special note on landscape and maintenance. We should make a special point for HOA to maintain plantings at the entrance.

Lou would like Jack to talk to PennDOT about relocating the new curve warning sign on Garnet Mine Road. Move sign further away from the edge of road so it doesn't block view as you pull out of intersection.

Matt stated it now shows on plans a pedestrian gathering area with gazebo, picnic tables, etc. He would like a path at grade through woods and have an elevated structure at creek. Matt would like a natural wood chip path. The board would like a path without any complicated permits.

Mr. Iacobucci presented a letter he received from Ray Brown dated April 5, 2016 regarding emergency access. He acknowledged there is a tentative agreement to allow an emergency lane to be constructed on the Garnet Mine Road property as depicted on the Subdivision Plan for Garnet Mine Road carriage homes. Such agreement is subject to approval of final plans and execution of a formal agreement with Garnet Mine Developers. The emergency exit out back will have a break away chain and the surface will be paved. Jack will coordinate with fire chief regarding placement of fire hydrants.

Lou stated that we have a revised letter from Township Engineer, Matt Houtmann, that addresses some additional comments on the revised plan and there are some outstanding items that need to be addressed. The plan is not complete yet. Jack has met with PennDOT and will coordinate the implementations of their recommendations to make it a safer intersection.

PUBLIC COMMENTS AND QUESTIONS:

Bob Shomo, 1627 Garnet Mine Road. He is concerned with water runoff where he lives. When test holes were dug on new property, there was a heavy rainfall. The muddy water ran on his driveway and onto his property. He is concerned with water runoff when the construction begins. Jack advised there will be a silk fence or silk sock and the drainage should improve significantly. Matt Houtmann said a barrier should be put up on property line, or a diversion channel during construction. Jack is aware of Mr. Shomo's concerns when construction begins. Jack will add a diversion sock which is a new product. It acts as a diversion and creates channel.

Also, was his problem addressed with PennDOT that he will have getting in and out of his driveway? Jack said they offered and proposed a connection for existing driveway to connect to this development negating this problem. Jack can add this to the plan if desired by the homeowner. Lou advised him that PennDOT's study encompasses a certain amount of road to the right and left. They look at existing conditions on roadway for safety and traffic. PennDOT recommends any necessary improvements within 300 feet when reviewing the plan.

William Tindell, 1626 Garnet Mine Road. He lives across the road from the new road proposed for the development. How will they hide headlights? The developer will work with Mr. Tindell on ways to hide headlights. Matt Houtmann suggested a low growing shrub that grows 4 to 5 feet, resistant to salt that will block headlight glare. It was advised that Mr. Tindell meet with the developer and come to an agreement. Jack to coordinate and show landscaping for this property on this plan.

Lou stated that Jack will be back next month with items discussed and have updates to the plan.

4. Project PC 2016-1. Iacobucci - 1089 Kirk Road – 6 lot subdivision (Linton Farms II). Mr. Jack Robinson, Iacobucci Builders, Project Engineer. Mr. Iacobucci is negotiating a deal with Penn-Del Archers regarding easement. Matt Houtmann feels the plan is in good shape.

NEW BUSINESS:

Chris Panarello – Preliminary Plan, 4 lot subdivision behind Siloam United Methodist Church Property, 3720 Foulk Road.

Jack Robinson advised they are sending out notifications and posting a sign regarding this development.

The project address is 1441 Naamans Creek Rd. and there will be four houses built. It is behind Naamans Creek and Foulk Road. There is a 20 ft. wide driveway that exists private through the property with the 4 houses on driveway. Jack needs a waiver for the shared driveway.

The homeowners association will take care of the driveways. It will be cross easements or homeowners. Agreement could be written to demand that four properties set up and have a snow plower and maintain road. There will be individual storm water for each lot.

At the next meeting we will discuss access to the Siloam church property.

CLOSING COMMENTS:

Lou thanked the Board members, as well as residents, for attending the meeting. The next regular meeting will be on May 4, 2016 at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 8:45 p.m., on a motion by Ken, and seconded by Dave.

Denise DeJohn, Secretary