

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
Ed Miles
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 AUGUST 3, 2016

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, August 3, 2016, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri-Chairman	Ken Laaken, Jr.-Vice Chairman
Ted Hoppe	Dave Tustin
Ed Miles	Raj Shah

APOLOGIES:

Mike Davey, Township Supervisor
Denise DeJohn, Secretary

IN ATTENDANCE:

Jean Stoyer, Township Supervisor
Matt Houtmann, Township Engineer
Laurence L. Smith, Esquire - Planning Commission Solicitor

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 July 6, 2016 Planning Commission Regular Meeting, as prepared by Secretary, Denise DeJohn.

Motion: Moved by Ken Laaken, Jr., and seconded by Ed, 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 (7.5 hours) for the month of July, 2016.

Motion: Moved by Ken Laaken, Jr., and seconded by Raj, 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:

Lou announced that board member, Bill Linton, has resigned from the Planning Commission due to his professional schedule conflicts with planning commission meeting dates. Lou thanked Bill for his service to the Bethel Township Planning Commission and wished him well.

In the meantime, the Board of Supervisors announced at the July meeting that there was a vacancy and any interested party should submit a resume by the end of July. They have received several resumes and will be announcing the replacement at the September 13th Board of Supervisors' meeting.

Bethel Preservation Society – July McCleary – 3307 Foulk Road. On September 24, 2016 there will be a tour of Southwestern Delaware county churches, schools and cemeteries. It is free to attendees. Founder's Day is October 8, 2016 at the Bethel Fire House. She reminded everyone of the Garnet Mine exhibit every Saturday at the Township Building. Also, the society will be attending the Bethel corn boil and doing various crafts.

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.

SPECIAL REVIEW – Zoning Ordinance Amendments – Bethel Township.

Lou stated that last month zoning amendments were introduced to the Planning Commission for review and comments. We will do an update to the comments and wait for input from the Delaware County Planning on their comments and recommendations. He introduced Kelly Sullivan from McNichol, Byrne & Matlawaki, PC. Kelly stated that we are still waiting for Delaware County Planning Commission's comments and hopes to receive them in August. She will then come back to the September meeting. She reviewed our comments:

1. Tank Zone Amendment – adult entertainment uses. They will make it only state highways or collector roads.
2. LI zoning, there is reference to public sewer in two places. Public sewer and public water. One is identified as a special regulation, which you must have.
3. Should we specify LI zoning or prohibited uses? She would submit to the Planning Commission.
4. Need to address rezoning of T-1 and R-1 for cell towers. Do we need to change R-1 to allow cell towers?
5. Why not do a comprehensive energy. Her change was primarily solar from Board of Supervisors. Geothermal is not a viable use in the township. This can be considered going forward.
6. Solar access definition. She thinks that solar access is not used in the ordinance so a definition is not necessary. She recommends that we take this out.
7. Solar panels should not extend to the roof edge. It was agreed to 3 feet. Ed suggested we talk to the fire department.
8. A suggestion to add a section G to solar panels and the suggestion was the design of the solar energy shall conform to district standards, and to blend the system to the existing structure. She is unsure how blendable solar panels are since they are mostly black.
9. Add criteria. Language might be difficult as suggested to prove a negative and can be looked at.
10. Slightly different language as suggested by Dave.
11. Why not all energy (discussed in comment 5)
12. Should we define solar installer regulation? Kelly is not sure about enforceability of that from Zoning Inspector's perspective and she has regulatory concerns. This should be a licensed installer.
13. Regulation of the equipment standards. Kelly has same regulatory concerns.

14. Commission was asking about the height of solar as it related to garages and parking structures. Kelly thinks we can change the ordinance as we proposed, to make it mandatory.
15. Access lighting and security. It is a good question and will be looked at.
16. Another ordinance will need to be made to change classifications.
17. Do we want to carve our exclusions in C-1, C-2 L-1 or retail store from adult entertainment? Kelly likes this suggestion.
18. We talked cell towers in R-1 they will be same things as now and if ordinance adopted they will be considered existing non-conforming uses. On tank farm district and adult entertainment, a definition needed.
19. Covered by 18.
20. Covered by 18.
21. Suggestions on setbacks. Kelly has reviewed with Matt and Mike Davey and will work with suggestions and it will be revised. They will look at building coverage suggested of 20%.
22. Why are some things going to conditional vs. special exception? Why are those uses being changed in the zoning ordinance? The supervisors' directive was they wanted to make change.
23. Rezoning R-1 to C-2. Kelly is not sure which parcel this is. Dave stated there is a small parcel at 322, which is currently R-1, and the idea was to change to C-2. Dave asked if this was discussed with resident and surrounding residents. Ed stated that this was proposed a few years back and residents were interested in this rezoning change.

Lou thanked Kelly for doing a great job in covering these items. Lou stated the Planning Commission had reviewed the information received and Kelly stated the comments and suggestions this evening will be reviewed. They will then be submitted for recommendations and changes. The Board of Supervisors will also be holding a public meeting once any changes and recommendations are decided upon.

OLD BUSINESS:

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

BYC advised this project is still active but they continue to wait for additional documents and permits, so there will be no review at this meeting.

2. Project PC-2015-3. RDM Management LLC (Dunkin' Donuts)

Matt stated they are working through PennDOT permits and pedestrian crossing at the intersections. It was agreed that pedestrian crossings were not wanted. They are still waiting for final third party permits, continued to next meeting.

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

Matt stated they have not submitted Final Plans. A letter from Mary Jane Jwanisik was forwarded to PennDOT for their review, Matt Houtmann to handle. Waiting for final permits, continued to next meeting.

4. Project PC 2016-1. Iacobucci - 1089 Kirk Road – 6 lot subdivision (Linton Farms II) Final Plan Review. Matt advised they are waiting for third party approvals. Waiting for final permits, continued to next meeting.

5. Project PC 2016-2. Chris Panarello – 4 lot subdivision behind Siloam United Methodist Church Property, 1441 Naamans Creek Road.

Mr. Panarello and JM Engineering have sent a request to the Board of Supervisors, which is under consideration for driveway access. They have submitted an updated plan showing the actual driveways. It is currently under review by the Board of Supervisors. Continued to next meeting.

6. Project PC 2016-3. Ed Mattote – Preliminary Plan, 2 lot subdivision. Property 3012 Foulk Road.

They are waiting for additional information regarding easements and title search documents.

7. Project PC 2016-4. Lightbridge Academy Daycare. 1363 Naamans Creek Road. Preliminary Plan (as approved by Zoning Hearing Board).

Developer presented Preliminary Plans to expand the existing building and operate a daycare center. Notifications were sent out to adjoining property owners. Lou stated he would like notification cards at the next meeting. Signs have been posted about this property. The Township Engineer and Planning Commission will begin plan review. John Minnebo, Principal of Lexcat Partners, represents the applicant. Mr. Minnebo stated that the experts from Lightbridge Academy would be attending the September meeting. They will talk about the operations, site etc.

Dan Archdeacon, Project Engineer with Catania Engineering, presented on behalf of Lexcat Partners. It involves reverse subdivision of 2 lots, one is 42,554 sf. and other is 22,466 sf. for a new lot, total area is 65,020 sf. The existing lot has Remax building located across the street from Booths Corner Farmers Market. This is a 6,439 sf. Addition for the Lightbridge Academy with new parking area to serve addition. There are provisions for storm water management, erosion control, lighting and landscaping. A few variances were approved through zoning board. Variances were approved for parking ratio, lot coverage, loading area, etc. There is an existing 20 ft. buffer from existing residential. They are proposing a landscape buffer.

Lou thanked Mr. Archdeacon for the presentation and the board and Township Engineer will review the plans.

PUBLIC COMMENTS AND QUESTIONS:

Brett Small, Bethel Township Fire Marshall - Does this follow the extra square footage for sprinkling in the building with the addition? It will be considered. Matt to ask Tim Durham.

Gary Lanahan, 1334 Zebley Road. On the zoning change proposals, you are adding additional uses in the C-2 zoning district. Section 1 G, says commercial recreational facility for fitness, etc. is that limited to indoor or outdoor? Ed recommended that this question be addressed with Board of Supervisors and Kelly Sullivan.

CLOSING COMMENTS:

Lou thanked the Board members, as well as residents, for attending the meeting. He thanked Dave Tustin for all his help with comments regarding the zoning amendments. The next regular meeting will be on September 7th, 2016 at 7:30 p.m.

ADJOURNMENT:

The meeting adjourned at 8:25 p.m., on a motion by Ken, and seconded by Raj.

Denise DeJohn, Secretary