



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.
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 OCTOBER 5, 2016

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, October 5, 2016, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri-Chairman
Ted Hoppe
Ed Miles

Ken Laaken, Jr.-Vice Chairman
Raj Shah

APOLOGIES:

Dave Tustin

IN ATTENDANCE:

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

OBSERVERS:

MEMBERS OF THE PUBLIC (9)

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 September 7, 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 (9 hours) for the month of September, 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:

Lou announced that the Board of Supervisors has interviewed candidates for the Planning Commission and will be making an announcement at the Board of Supervisors meeting on Tuesday, October 11, 2016.

Bethel Preservation Society – Judy McCleary – 3307 Foulk Road. Founder's Day is October 8, 2016 at the Bethel Fire House from 10 a.m. to 3 p.m.

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.

Bethel Township recommendations by the Planning Commission were presented to Kelly Sullivan of McNichol, Byrne & Matlawaki, PC, who incorporated our revised amendments from last month's Planning Commission meeting. Those amendments stand as they were presented by Kelly. Lou asked for any additional comments from the Board.

Ed Miles had one comment regarding the Adult Entertainment Ordinance. There is a typo or reference to solar, which is not part of the Solar Ordinance. Mike Davey, Supervisor, stated that it is not an error but intent to amend the current tank farm ordinance to specifically add ground mounted solar energy systems as a permitted use in the tank farm district. Section 2-3 is intentional and not a typo.

There were no additional comments so the Board of Supervisors will schedule public meetings on these zoning changes.

Motion: Moved by Ken Laaken, Jr. and seconded by Ed, that the Planning Commission forward to the Board of Supervisors the final version of the proposed Bethel Zoning Amendments that this commission reviewed and provided recommendations. **Motion carried, unanimous.**

Mike Davey thanked the entire board for their diligence and work with the Bethel Zoning Amendments.

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 that they are waiting on one additional issue with pedestrian crossing that involves the Township, applicant and PennDOT.

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

Jack Robinson, Project Engineer, representing Ray Iacobucci. They are in receipt of letter from Matt Houtmann. He first addressed permits and their approval for a sewer permit. There are a few issues with PennDOT and they are working on details for a detour plan. Details include using PennDOT roads and detours may last a week but everyone will have access to their homes.

Matt reviewed some comments from his letter:

1. Layout Review – previously asked for gazebo (Lot 38) was changed to patio area. Applicant agreed to low level plantings. This is to be reflected on the plan.
2. Status of relocated easement for emergency access drive. Mr. Iacobucci stated they have a signed easement. Jack presented a 12 page Reciprocal Easement Agreement for our file.
3. Zoning – the retaining wall on 38 needs to be set back, should be dimensions from front face.
4. Subdivision land development – We asked for cross section from curb line through the apron and driveway to the garage floor. Detail was provided.

General Comments:

1. Landscaping was provided around the basin. His review of plantings looks appropriate.
2. Provide additional storm water profiles.
3. Check sanitary and storm sewer crossing that there is sufficient isolation distance between the 2 pipes.
4. We need the fire marshal's approval of emergency access. Jack stated the fire hydrants are in place.
5. How will we protect either end of the emergency access drive? Plan indicates post with breakaway chain. There was talk of breakaway bollards. The board wanted the breakaway bollards.
6. The basin design has a flat floor and underdrain system. Need more detail of piping system.
7. Entry road to get in to the site. They tried moving driveway further northwest due to trees. The applicant made offer to remove some of the ash trees when doing replanting. The Arters' family own this strip of ground. Notation on plan to discuss with Arters, leave options open. Planning Commission should request the applicant to contact the Arters regarding commitments now or offer ends when road goes in.
8. A note added to plan to address plantings on perimeter and HOA to maintain.
9. Check on charts with metes and bounds for easements.
10. Clean up of items with grading of some of the units.
11. Transposition error on the plan.
12. Coordination between plans for elevations of manholes.
13. End wall
14. Storm sewer – in close proximity to houses. As plan stands today, it is lower than basements of 2 houses which is a problem. Matt would like storm sewer carried to end of cul de sac. Jack to check his calculations.
15. There is a tiered retaining wall behind the units on the high side. Matt would like to look at tiered walls to make sure they are same height.
16. Check some grading at some locations.
17. Retaining wall near Arters' property line to see if there is a treatment on face of wall for better visual effect.

Storm Water Management:

1. They looked at the calculations but have questions on design parameters.
2. Clarification on details of the basin.
3. Operation and maintenance agreements required.

PennDOT submission: We asked for update and what discussions with PennDOT have been regarding those driveways affected by raising of Garnet Mine Road to northwest of access. Jack stated that PennDOT requires notification to adjoining neighbors, which is complete. Jack stated they need permission from a couple of property owners to adjust driveways and improve their sight distance.

Public Comments and Questions:

Eileen Shomo, 1627 Garnet Mine Road. Some people on their street were sent creditor letters, she only received one letter to date. A letter was sent regarding future work.

Mary Jane Jwanisik, 1601 Garnet Mine Road. Where are we on discrepancy of width of the entrance? The design shows 110. Jack said 90 feet is shown on plan due to boundary survey by registered surveyor. Mary Jane stated that 80 feet was original strip. She will give Matt Houtmann a document to review.

4. Project PC 2016-1. Iacobucci - 1089 Kirk Road – 6 lot subdivision (Linton Farms II) Final Plan Review. Jack Robinson, Project Engineer, stated they are waiting on one permit.

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

Jack Robinson, Project Engineer, stated that the waiver was granted at the last Board of Supervisors' meeting. Jack stated that most items were resolved in Matt's letter and they are working on sewer. They will be widening private roadway at Naamans Creek Road.

New Comments: Additional comments from township engineer were discussed and will be included in plan. Highlights of discussion on comments:

Landscaping.

Fire Hydrant – Brett Small, Fire Marshal, stated they would need a fire hydrant at the end of the road. Jack to work with fire marshal to get pressurized fire hydrant in the plan.

Also, consider water line up left side coming in.

Timing of pinning of the lots.

Relocate proposed tree.

Redundant detail on plan.

Detail change on storm water management system.

Motion. Moved by Ken Laaken, Jr. and seconded by Raj, to approve Preliminary Approval to Project PC 2016-2, Chris Panarello, 4 lot subdivision, 1441 Naamans Creek Road providing that they meet the requirements of the Township Engineer's review letter of October 4, 2016 and the Fire Marshal's approval. **Motion carried**, unanimous.

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

Mike Ciocco, PE, Catania Engineering Associates for Ed Mattote. He is in receipt of Matt's review letter of October 5th.

Matt's Review Letter:

1. Zoning, Item #1, asked to show the utilities servicing the existing house. This information needs to be added to plan.
2. Common driveway that services the offsite properties at the southeast corner. Applicant indicated that they did engage a title company to perform a title search and there were no easements of record for common driveway. This plan will rectify that by granting an easement.

Larry stated the plan was there but there was no existing easement of record. We will need to obtain more information. The applicant was asked to provide a letter from the applicant's attorney addressing the issues we had with the differing requirements of the zoning ordinance (which does not address a need for a net-out for the driveway easement) and the subdivision and land development ordinance (which does). The responsibility is on the applicant to show conformity with all ordinances.

Sheet 2, #7. Driveway added on plan for Lot 1. Notes added to plan
#8. There is a garage and shed on Lot 2, not principal use. Matt suggested selling lot and new owner to remove shed and garage. Matt stated that structures must be removed before plan recording. Plan will go thru process with notes on plans that say that shed and garage have to be removed prior to the recording of the plan.

Motion: Moved by Ken Laaken, Jr., seconded by Ted, to approve 3012 Foulk Road, PC-2016-3 plan extension to January 15, 2017. **Motion carried**, unanimous.

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

Mike Ciocco, PE, Catania Engineering Associates for Lexcat Partners. At the last meeting we went over Matt's review letter and with that letter Matt suggested a new layout for the parking lot in front against Naamans Creek Road. He reconfigured a new parking arrangement, which works out better. They took the existing parking up against the building and flipped it towards Naamans Creek Road creating a drive aisle closer to the building. There are 14 spaces directly in front of the daycare instead of 10. This plan works out better for layout and handicapped spot in front of new building. Signage was added as suggested. Bollards added on back side near playground. Some landscaping and lighting updated. They have also prepared application to PennDOT.

NEW BUSINESS:

Dukart Property, Goodley Road, Lot Line Change.

No review this meeting. Paul Padian, attorney for Alan and Janet Dukart, 3289 Goodley Road asked this be tabled to the November meeting.

CLOSING COMMENTS:

Lou thanked the Board members, as well as residents, for attending the meeting. The next regular meeting will be on November 2, 2016 at 7:30 p.m.

ADJOURNMENT:

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

Denise DeJohn, Secretary