

BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
October 6, 2010

The regular meeting of the Bethel Township Planning Commission was held on Wednesday, October 06, 2010 in the John L. Myers, Jr. Memorial Building.

ATTENDANCE: Ken Laaken-chairman Lou Torrieri-vice chairman
 Bill Kleinert Larry Smith
 Dave Tustin Raj Shah
 Steve Durham-Twp. Solicitor Matt Houtmann-Twp. Engineer

Ken called the meeting to order at 7:30 PM followed by the Pledge of Allegiance
Ken announced there is a recording device in the room for the purpose of taking minutes only. Ken asked those in attendance to turn off their cell phones or put them on vibrate.

Ken asked for a motion to accept the minutes of the September 1, 2010, meeting. Lou read the minutes and made a motion to accept the minutes of the September 1, 2010, meeting. The minutes are on file for review. Bill seconded the motion. Motion was unanimous.

Ken asked for a motion to accept the Secretary's hours for the month of September, 2010. Lou made a motion to accept 15 hours for the month of September, 2010. Mike seconded the motion. Motion was unanimous.

REPORTS:

SEWER AUTHORITY: Larry stated that the Sewer Authority approved the cost estimate for the sanitary sewer public improvements at Belmont. The Sewer Authority Minutes of the Board's last meeting in September are available for the Board's review.

OLD BUSINESS:

WALT BOLLICH, 1534 Garnet Mine Road, 2 Lot Subdivision: Ken stated that Walt will not be here tonight; he does not need an extension and is good until 11/15/10.

BRIGGS PROPERTY, NAAMANS CREEK ROAD: Mark stated that a work session was held last Wednesday night, and it was determined that the alternate layout would be used. He reviewed the revised plan for the new layout and will give Matt the complete

application for his review with a copy to the Township. They hope to be in a position in November to come in and ask for recommendations so they can go to the Board of Supervisors the following week. For the audience's information, Ken stated that they had a workshop session on September 28, 2010, to discuss some things; they did agree that they liked the plan presented by Matt. Matt thanked the applicant for reviewing his plan, which he realizes is an extra expense for them. Ken suggested that some shrubbery be placed in front of Lot 9 because of lights in that area. Because this property is flat and water cannot run off it, Ken asked if there is anything that can be done now that would seal the basements better, perhaps better drainage around them. Matt said that, at the last meeting, they asked that 2% drainage across the yards be made and provisions that sump pumps have a place to discharge rather than just across the yards. A storm water system will be shown on the plans. Ken also asked about a light at the intersection near Lot 9 and a Stop Sign. Lou asked if the plans address the trees, shrubs, and buffer areas between properties which were discussed at last month's meeting; Mark stated that they are shown. Ken asked for the location of the area mentioned by Matt in Item 22 on his review regarding the building setback line.

John Slowik, 1276 Zebley Road, questioned the drainage to his property. Mark stated an inlet system will be installed.

Bonnie Mandos, 1272 Zebley Road, stated there is ponding between John's property and the first driveway; water lays there, which is very dangerous for the buses.

Larry questioned the overall policy of having one (1) lot owner responsible for the storm water detention facilities. It seems that, after this project completes its maintenance period, all the money will be placed on #13 instead of spreading out. If that property goes into bankruptcy or foreclosure, it will fall on the Township to come in to fix that retention basin as opposed to spreading out to 20+ homes that could pick up that responsibility. Ken said that Matt stated it was the idea to have a land owner have that property so the Township has something to fall back on.

Al Groer, 1412 Trimble Road, asked if there will be an HOA. Matt replied that there wouldn't be if the lot owns the basin; there would be if the basin sat on its own property. Al thought the HOA could watch the basin and, also, pay for the light at the intersection. Al stated that at one time the Supervisors were reluctant to put any more lights on at the end of the roads. Mike George said that, if there's an HOA, they pay for the lights; if no HOA, the Township pays. Lou stated that a solution to the problem would be lamp posts in the driveway of each property.

Harold Westervelt, 1289 Naamans Creek Road, stated it is his understanding there is not an HOA being involved because the retention pond will be the responsibility of property owner #13. Matt said that the Board has not come to that final decision. Harold asked if the entire subdivision will be serviced by public water and sewer; Ken replied "yes". Matt added that gas will be available.

Lou made a motion for extension of the Briggs property to January 15, 2011; the extension must be signed before the Supervisors' meeting next week. Raj seconded the motion. Motion was unanimous.

RAY BROWN, 1515 Garnet Mine Road: Ken asked for a copy of the notification sent to the neighbors; the letters must be available at the next meeting and the property posted. Ray reviewed the plan originally approved and the different levels for the various buildings. The buildings are now designed to be on one level and reduced to one height. With the building being moved closer, Ken stated that the residents are now concerned about the noise, dumpsters being dumped; and trucks beeping and asked if there was a way to restrict trucks at certain times.

Al Groer requested a road map of this project showing the buildings and storm water basins. Al said he seems to remember a pond near the pump station and asked if it was still there. Raj said there was a big pit there.

Lou made a motion to extend the Ray Brown property to January 15, 2011, provided the extension for the Supervisors' meeting is signed before next week. Raj seconded the motion. Motion was unanimous.

LIONTI PROPERTY, Booth Drive: Nelson Sack, 11 S. Olive Street, Media, PA, spoke on behalf of the Lioni's. He believes Matt has not had a chance to review the revised plans, which were approved by the Delaware County Planning Commission. He reviewed the tie-ins for the properties involved and the building to be relocated, plus the turnaround. The solution to the problem now is the lack of money until Gina's house is sold. Messrs. Catania and Sack are moving forward with the project without pay. Mr. Guy Lioni is funding the project and needs to stop doing what he is doing now. However, he would like the building to remain where it is until the spring or possibly one year, whatever the Board decides is best. He would like to put in his sewer within one (1) year of date of approval or in the spring. Nelson said they would give assurances to the Township in the form of a lien on the property or settlement proceeds in an amount sufficient to protect the Township in the event anybody fell down on their promises to do these last installations (Guy's installation of the sewer and his removal of the property where he stores his work tools). Nelson stated that, if they do not meet their promise or in writing agreement with the Township, the Township would be protected by virtue of the fact that they have money in escrow which can be taken out of the settlement, or add a lien on the property. Matt said he will look at the plans before next month's meeting. Ken stated that Mr. Lioni has to tie in, and the building has to go; the Commission will talk to Steve and the Supervisors.

Lou made a motion for the Lioni application to be extended to January 15, 2011, with the extension signed before the Supervisors' meeting next week. Raj seconded the motion. Motion was unanimous.

NEW BUSINESS:

No new business.

Lou made a motion to adjourn the meeting at 8:29 PM. Bill seconded the motion.
Motion was unanimous.

Respectfully submitted,

Joyce M. Groer,
Secretary