

BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
January 5, 2011

The regular meeting of the Bethel Township Planning Commission was held on Wednesday, January 05, 2011 7:30PM in the John L. Myers Township Memorial Building.

ATTENDANCE: Ken Laaken –chairman Lou Torrieri-vice chairman
Bill Kleinert Larry Smith Raj Shah Mike Maddren
Matt Houtmann-Townshio Engineer
Stephen Durhan-Township Solicitor

Ken called to the meeting to order at 7:30PM followed by the Pledge of Allegiance. Ken announced that there is recording device in the room for the purpose of taking minutes only.

Ken asked those in attendance to please turn off their cell phones and no texting.

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

Ken asked for a motion to accept the Secretary's hours for the month of December, 2010. Lou made a motion to accept 16 hours for the month of December, 2010. Bill seconded the motion. Motion was unanimous.

REPORTS:

SEWER AUTHORITY: Larry had nothing in particular to report. Ken questioned Larry about a statement in his report last month that the treatment charge bill went from \$100,000.00/quarter to \$66,000.00/quarter. Ken asked if this would be a little drop in the charge for us, to which Larry replied that he did not think he could go so far as to say it would be a drop. It may help hold the line toward future increases; they are continuing efforts on other areas this year to do the same thing.

OLD BUSINESS:

BRIGGS PROPERTY, NAAMANS CREEK ROAD (19 Lot Subdivision): Ken confirmed with Mark that the meeting will take place January 8, 2011, 10 AM, at Mr. Slowik's house. Mark said the plan has not changed; Matt got him a review and said he thinks they are ready to move forward for a final plan approval. Mark reviewed Matt's comments for those in attendance. Ken asked where they stood with the Sewer

Authority; Mark thinks that has all been worked out. The Sewer Authority is still trying to locate the planning module. Plans have been submitted to United Water for their markup, which Marks expects to receive shortly. He has also talked to PECO about the gas; Mark does not feel they will be using gas. Matt stated he thinks that whoever buys the subdivision will make that determination. Ken asked if we have the ability to recommend that they use gas, the answer to which was “no”. Everything has been submitted to DEP; Mark received a letter dated December 13, 2010, (a copy of which was also sent to the Township) that everything was accepted. The same applies to soil conservation.

Larry asked for an explanation as to what happened with the planning module. Mark said they submitted it; it went to Walt; Walt did his review, sent it to Delaware; they had to send something back signed; Walt then sent everything to them. Mark’s understanding is that the Township Manager then signs and sends it to DEP. When Walt sent it back to them, it was misplaced; he called Michael to ask if he had it, but he did not find it. Mark’s consultant called Walt to see if he could put together a new package; Rick then talked with Matt; and Matt said to get the package to him and he would get it signed.

Ken asked if all the changes discussed are reflected on the final plan; Mark replied “yes”. At one point, there was a discussion about the street lights at Naamans and Zebley Roads; Mark confirmed that that is set up on the plan.

Matt stated that, when Mark returns next month, they may have all the review issues set up; the Planning Commission will not forward it to the Board of Supervisors until the third party comments are all received. Ken stated that he would also like everything put on CD-ROM.

RAY BROWN, 1515 Garnet Mine Road: Matt stated he has been back and forth with their Engineer on storm water issues. They are trying to work through an issue with the plan; that is why they are not back tonight. Lou made a motion based on the applicant signing another extension prior to the Supervisors’ meeting on January 11, 2011, that we extend it to April 15, 2011. If it is not signed by the Supervisors’ meeting, the plan will be denied. Mike seconded the motion. Motion was unanimous. Matt said he would contact Ray on this matter.

LIONTI PROPERTY, 3120 & 30 Booth Drive: Nelson Zack requested an extension of consideration of their P & I going to the meeting of the Board of Supervisors next Tuesday, pending answers to questions raised by the Board. They are requesting the extension until February 15, 2011; since their present extension is until January 15, 2011, Lou said this one will automatically go to April 15, 2011. The extension must be signed prior to January 11, 2011. Lou made a motion based on the applicant signing an extension form prior to the Supervisors’ meeting on January 11, 2011, to extend their plan to April 15, 2011. Raj seconded the motion. Motion was unanimous.

Steve reviewed the funding of the project and explained the procedure in detail. Nelson will talk to the Liontis about this.

NEW BUSINESS:

CHRIS PANARELLA, Commercial Property/Kirk & Foulk Roads. Jack Robinson, representing Dr. Panarella, spoke about changing the property from commercial to residential. It is presently zoned C-1 which accommodates a restaurant, barber shop, and retail. Jack presented an alternate sketch of the proposed property and reviewed it with the Commission. Ken stated he is not interested in spot zoning; it's either all residential or all commercial. Ken does not want to lose a commercial spot and recommended to Chris that he submit his plan, commercial or residential, which will be reviewed by the Commission as a plan and make their recommendation.

John Camero, 3150 Stillwood Lane, stated he does not see how the Commission can do this. The area is zoned Commercial; the Planning Commission is not the Zoning Board; therefore, it is not a zoning discussion. The developers cannot decide what the zoning is. A plan has been put in place; zoning as well as comprehensive. The comprehensive plan was reviewed by the Planning Commission and the Supervisors last year and approved. This is a commercial property that has been owned by this developer for years; he knew it was commercial when he bought it. John has not heard a hardship; he's not land locked; no hardship to be approved to make that change. The Township is \$1,000,000.00 in debt, and the last thing the Township needs is to give up future revenue. Ken stated that Dr. Panarello has asked the Commission for permission to go residential; Matt stated that he does not feel it goes to the Zoning Hearing Board because they could not approve a hardship; the Board of Supervisors would be petitioned to have the tract rezoned. Matt and Steve suggested that they remain silent and let the Board decide if they want to change the zoning. Steve said it is highly unlikely that Dr. Panarello could get the use variance that would be required to use the area as residential. Ken stated that the Board does sometime ask for a recommendation from the Planning Commission. Steve suggested that Dr. Panarello go to the Zoning Hearing Board or the Board of Supervisors. Ken compared this matter to the Lioni situation.

Rob McLarnon, 1430 Green Street, stated that, when an application is made to the Supervisors, the Supervisors have to hold two (2) public hearings on the zoning change. Rob feels that the Planning Commission would make their recommendation to the Board at that public hearing.

Ken polled the Board for their recommendations. Nelson then said they will present the sketch to the Board of Supervisors.

Judy McCleary, 3307 Foulk Road, asked if the corner property which does not belong to Panarello is commercial. Ken replied, "yes".

DR. TIM MARTIN: Foulk Road, Parking Lot Expansion: Chuck Dobson, Engineer, representing Dr. Martin, reviewed the plan for the parking lot expansion to include thirteen (13) additional spaces. Ken stated he walked the property last night and

commented that 1) the fence around the pool needs to be fixed; 2) the door going into the professional building that goes into the aisle way is dangerous for cars moving in that area. Ballards for that area and making it “one-way” were suggested by Ken. Stop sign was also suggested; more lighting is needed in the back. The additional spaces will be used for overflow and employee parking. The Commission agreed that the expansion is a good idea. Matt will review the plan. Ken made a motion to accept Martin Chiropractors subdivision. Lou seconded the motion. Motion was unanimous.

Lou made a motion to adjourn the meeting at 8:35 PM. Larry seconded the motion. Motion was unanimous.

Respectfully submitted,

Joyce M. Groer,
secretary