

**BETHEL TOWNSHIP**  
**PLANNING COMMISSION**  
**MINUTES OF THE REGULAR MEETING**  
**December 1, 2010**

The regular meeting of the Bethel Township Planning Commission was held on Wednesday, December 01, 2010 7:30 PM in the John L. Myers Township Memorial Building.

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

Ken called the meeting to order at 7:30PM 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 November 3, 2010, meeting. Lou read the minutes and made a motion to accept the minutes of the November 3, 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 November, 2010. Lou made a motion to accept 16 hours for the month of November, 2010. Bill seconded the motion. Motion was unanimous.

**REPORTS:**

**SEWER AUTHORITY:** Larry stated that the resubmitted plans with changes for the Walt Bolich subdivision were approved, and the Supervisors were notified by letter from the Authority. Larry understands that the Supervisors approved the plan at their last meeting.

The inflow and infiltration work on the Flat Iron Point area has resulted in deduction of the New Castle County treatment charge bill from \$100,000.00 per quarter to approximately \$66,000.00 per quarter.

The Board reviewed its preliminary budget; there are no increases in the Sewer Authority's budget, except as to increases in the cost of sewage treatment.

**OLD BUSINESS:**

**BRIGGS PROPERTY, NAAMANS CREEK ROAD (19 Lot Subdivision):** Mark Padula sent letters to Mrs. Rowe and Mr. Slowik to schedule a meeting, which will probably be next week. Plans have been revised, per Matt's last review letter. Mark stated that the water retention system has been moved, as requested. Plans were submitted to the Delaware County Soil Conservation District on November 18, 2010. Mark reviewed the issue with the 40-foot right of way; he will be sending the District Manager of Right-of-Way for PennDOT, Matt Colpa, a copy of the Webster plan, a copy of their plan, and a brief explanation of what will be done. Matt will pass it on to their legal people. Matt also spoke to Lisa Wilhelm at United Bethel Water who sent him their booklet; and they are now getting ready to design the water system. Ken asked if there would be gas; Mark replied that there will, if it is available. The planning module will be sent to DEP once it is located.

Ken asked if a name has been selected; Mark replied, Webster Farm, because they owned the property before Mr. Briggs; the file from 1960 is for Webster Farm. Webster Farm was Mrs. Turner's idea.

Ken questioned what the Fire Marshal had to say; Mark said he told him everything is fine and wants to see it again once the hydrants are in place.

Ken asked about the road names; Mark said Briggs Drive and Auction Way were chosen.

**RAY BROWN, 1515 Garnet Mine Road:** No one was present.

**LIONTI PROPERTY, Booth Drive:** Nelson Sack was representing Mr. Lioni and he has been in touch with Mr. Houtmann's office and Catania Engineering, and it is his understanding that the plans are "up to snuff" with Mr. Houtmann. The sewer that was being constructed is in, inspected, and operating. The two things holding them up are: 1) as a result of the subdivision, there is a violation of the setback ordinance with a shed which they have agreed to move. 2) An operating sewer is there with no problems but is to be changed to a tie-in to the Township sewer system. Nelson has been talking with our Solicitor, and the offer has gone to the Board of Supervisors stating they will secure the assurance that they will do the remaining items with a cash escrow. The escrow agreement will give the Township complete authority to take their time or move quickly, but they will have one (1) year to complete those items. If the items are not completed, the Township will have the right to take the \$5,000.00 to confess judgment against them to use the normal Township procedures for a lien on the property and do it on their own, if necessary. Nelson is asking that the Planning Commission approve the subdivision plan contingent upon satisfactory completion of the escrow agreement and the putting of the cash funds into the Township treasury. If this is done, it can go to the Board at their

regular meeting; and Nelson will work with Mr. Durham to size up the escrow agreement which he submitted.

Ken stated that Mr. Sack came to him last month and asked to do the escrow. The Planning Commission took it to the Supervisors, and they unanimously turned it down. We will have to go back to the Board and ask them if your new proposal is adequate. Steve Durham said that Mr. Sack will need to bring it to the Board, not the Planning Commission. Steve wants all the property owners involved before it is presented to the Board. Steve recommended that the Planning Commission not vote on any approvals on any contingencies but allow Mr. Sack go to the Board of Supervisors and present his proposal to them to see if they are willing to entertain it. Ken asked if estimates have been received, to which Steve replied that they have not. It is believed that the connection tapping fee has been paid; everything has been paid on the sewer that was just installed. Steve suggested that Nelson get an estimate from Catania for the cost of the items in question.

#### **NEW BUSINESS:**

**CHRIS PANARELLA, Revised Sketch for Land Development, Kirk & Foulk Roads:** Jack Robinson, representing Dr. Panarella, reviewed the changes that have been made since last month's meeting which included the island in the entryway, the entrance for the location, the emergency access, and the modification of the square footage of some of the retail stores. Jack also presented a plan showing what could be done in the future. Ken stated that, if parking will be done in the front of the stores, he would like to see balusters all the way across. Jack mentioned that he has added an alleyway in the back of the building. Parking spaces, including handicap, were discussed. Bill questioned how far down the entranceway was moved from the original plan, as tractor trailers will need access for deliveries. A lengthy discussion followed.

**CHRIS PANARELLA: Sketch Plan for Commercial Property/Kirk & Foulk Rd.:** Jack reviewed two (2) parcels across from Kirk & Foulk Roads and plans for the future; the parcels belong to Chris Panarella. Jack questioned the procedure for a zoning change. Steve will check the Zoning Ordinance. The lot sizes are 6.29 acres and 1.26 acres. A lengthy discussion followed regarding the parcels in question. Upon Matt Houtmann's arrival, Jack reviewed again the two (2) parcels. Ken asked Matt what it would cost to put a cul-de-sac in there. Matt said that, once you get to having four (4) lots for access, you should be putting multiple common driveways and be looking at a residential street. Ken suggested that the Board think about the plan and return next month with their decisions. Ken also requested that a cul-de-sac be placed on the plan.

**John Camero, 3150 Stillwood Lane,** commented that the Planning Commission considers the long term effects if this is going to be residential. If the reverse subdivision is made residential, all the surrounding homes will be corner pieces with only one commercial property. This will come back to the Board of Supervisors and the Planning Commission, depending on what goes in on both parcels, and who will be living next door to them. John stated that there will be a tax increase, as well ..... a) Do we want the

revenue, and b) years later, how did we end up with one store or one office dabbed in the middle of all these residential properties. Steve stated that today we have no control over the parcel that is not part of the two parcels.

**Chris Panarella** stated that there are certain companies (light industrial) that would fit in the parcels in question.

**John** asked if the house on the corner is historical; answer was “yes”. John then asked who would make a commercial site out of a historical house.

Ken stated that there will be a reorganization meeting, January 5, 2011, 7:15 PM. Ken wished everyone a Merry Christmas and Happy New Year. He hopes that Santa Clause leaves everything you want, without bills.

Lou made a motion to adjourn the meeting at 8:45 PM. Larry seconded the motion. Motion was unanimous.

Respectfully submitted,

Joyce M. Groer,  
Secretary