

BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
February 2, 2011

The regular meeting of the Bethel Township Planning Commission was held on Wednesday, February 02, 2011 in the John L. Myers Jr. Memorial Township Building

ATTENDENCE: Ken Laaken-chairman Lou Torrieri-vice chairman
 Larry Smith Bill Kleinert
 Mike Maddren Matt Hourmann-Twp. Engineer
 Stephen Durham-Twp. Solicitor

Ken called the meeting to order at 7:30PM followed by the Pledge of Allegiance
Ken advised there is a recording device in the room for the purpose of taking minutes only. Ken asked everyone to turn off their cell phones.

Ken asked for a motion to accept the minutes of the January 5, 2011, meeting. Lou read the minutes and made a motion to accept the minutes of the January 5, 2011, meeting.. Bill seconded the motion. Motion was unanimous. The minutes are on file for review.

Ken asked for a motion to accept the Secretary's hours for the month of January, 2011. Lou made a motion to accept 14 hours for the month of January, 2011. Bill seconded the motion. Motion was unanimous.

Ken asked for a motion to accept the minutes for the Reorganization Meeting of January 5, 2011, providing that the date on the Minutes is changed from the 3rd to the 5th. Larry moved to accept the Minutes for the Reorganization Meeting with the change to January 5th. Lou seconded the motion. Motion was unanimous.

REPORTS:

SEWER AUTHORITY: Larry stated that the Authority Board appreciated the attendance of Chairman Laaken and Vice Chairman Torrieri at its January meeting.

As to the Briggs subdivision, the engineering review for the subdivision was approved by the Authority Board.

OLD BUSINESS:

BRIGGS PROPERTY, NAAMANS CREEK ROAD (19 Lot Subdivision): Matt stated they are waiting for the next version of the plans which should not be too different from the original. Ken stated a meeting was held with Mrs. Rowe and John Slowik for the purpose of the placement of the trees; the meeting included John Turner and Mark.

Matt continued that they have been busy with their third party permits and suspects that their revised plans will be seen some time this month for further discussion in March.

RAY BROWN, 1515 Garnet Mine Road: Matt stated they have been back and forth with them for 2 or 3 months for storm water issues and thinks they are resolved; however, they want them resolved before they come back to the Planning Commission.

LIONTI PROPERTY, 3120 & 30 Booth Drive: Ken stated that correspondence has been received from Nelson Sack about the Lonti judgment search. Steve said that Mr. Sack stopped by his office to drop off a letter with a judgment search for trying to convince the Board that he has ample equity in the properties, if the Board had to go in and spend more money than in the escrow to correct the problems that have yet to be corrected. Steve told Mr. Sack that they should try to get the work done before they come back, as he did not think the Commission and the Board of Supervisors were willing to waiver on their position that the work had to be done before the subdivision was approved.

DR. TIM MARTIN: Foulk Road, Parking Lot Expansion: Chuck Dobson stated that Dr. Martin did make a small change to the original plan which should not affect any of Matt's comments; he then reviewed the comments for the audience. Ken asked if the letters to all the adjacent residents had been sent, along with posting the property. Ken wants the letters before next month's meeting; if they are not received, he will be tabled to the following month. Ken questioned the use of the barn for a storage area for the dumpster and use of the back door for exiting. A lengthy discussion and suggestions about the door followed. The fence around the pool was also discussed; Dr. Martin will take care of this. Lou referred to the additional parking spaces, should the use of the barn change. Matt stated that this should be shown on the plan.

NEW BUSINESS:

CHRIS PANARELLO, Commercial Property/Kirk & Foulk Roads. Jack Robinson, representing Dr. Panarello and Chris Panarello, distributed the plans for the parcel adjacent to the building for final discussion before submitting them for approval at next month's meeting. Discussion followed after Ken's suggestion that the roads be turned another way, with Matt advising that it was not a good idea. Lou asked for clarification on the parking areas and curb abutments and referred to the Booths Corner as an example. Bill questioned deliveries using the large tractor trailers. Ken asked about the type of storefronts being proposed; with parking in front of them, he would like to see ballards installed. Ken asked for a motion to accept the plan. Lou made a motion to accept the preliminary plan for Panarello on Kirk Road. Larry seconded the motion. Bill Kleinert opposed the motion.

Dr. Panarello asked the Commission about a separate pad site for a Doctor who will need approximately fifteen (15) parking spaces for his patients, as well as other possible sites for physicians' offices. Steve stated he does not know if it is the Commission's decision to make; the pad sites would be a separate issue with additional plans.

Lou made a motion to adjourn the meeting at 8:24 PM. Larry seconded the motion. Motion was unanimous.

Respectfully submitted,

Joyce M. Groer,
secretary