



BETHEL TOWNSHIP

DELAWARE COUNTY
1092 BETHEL ROAD
GARNET VALLEY, PA 19060

Planning Commission

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Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

PLANNING COMMISSION RECORD OF MINUTES February 6, 2019

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, February 6, 2019, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

| | |
|--------------------------------|---------------------|
| Lou Torrieri- Chairman | Giovanna Iacono |
| Ken Laaken, Jr.- Vice Chairman | Paul Battinieri |
| Larry L. Smith, Esquire | Ed Miles |
| Raj Shah | Matt Houtmann, P.E. |

APOLOGIES:

Dave Tustin

OBSERVERS:

MEMBERS OF THE PUBLIC, 21

The Regular February 6, 2019 Planning Commission Meeting convened at 7:30 pm.

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 will be available on the Bethel Township website.

Lou asked for a motion to approve the minutes from the January 2, 2019 reorganization meeting.

Motion: Moved by Ken Laaken, Jr. and seconded by Giovanna Iacono to approve the minutes from the January 2, 2019 reorganization meeting as prepared by the Secretary. Motion carried unanimously.

Lou asked for a motion to approve the minutes from the January 2, 2018 regular meeting. Minutes transcribed from recorder.

Motion: Moved by Ken Laaken, Jr. and seconded by Giovanna Iacono to approve the minutes from January 2, 2019 as prepared by the Secretary. Motion carried unanimously.

Lou asked for a motion to approve 2 hours of service for the Planning Commission Secretary, Becca DeMuth, for month of January.

Motion: Moved by Ken Laaken, Jr. and seconded by Ed Miles to approve 2 hours for the Planning Commission Secretary for the month of January. Motion carried unanimously.

CORRESPONDENCE:

Any correspondence will be addressed during the meeting where applicable.

REPORTS:

SEWER AUTHORITY: No Report.

ANNOUNCEMENTS:

Bethel Township Preservation Society, Judy McCleary:

Judy reported that the Preservation Society will be participating in Elder Week, March 12, 13, and 14, at the Delaware County Community College. Judy detailed that the Preservation Society would be leading four sessions, and she encouraged all 65 and older residents to attend.

Lou reminded everyone that effective as of January 2017, the new Board of Supervisors' policy is that the earliest review of approved plans will be at the succeeding month's Board of Supervisors' meeting. In other words, approved Planning Commission plans will not be reviewed or approved by the Board of Supervisors in the same month that the Planning Commission approves them.

OLD BUSINESS:

1. Project PC-2018-1. 2-Lot Subdivision for John Minnebo

Lou Torrieri oriented the audience by recognizing that the project engineer had submitted a response to the Township engineer's comments in late December; however, they were not completed in time for the January meeting. Tonight the Commission will be reviewing the Township engineer's comments.

John Minnebo; 3 Summit Road, Glen Mills, PA; recognized that the project engineer, Mike Ciocco, was not yet in attendance due to coming from another meeting. Lou Torrieri, tabled the discussion on PC-2018-1 until after Mike Ciocco arrived.

Following discussion about PC-2019-1, the Commission resumed discussion about PC-2018-1. Mike Ciocco, of Catania Engineering, recognized that they had submitted revised plans for the two-lot subdivision back in December, and the Township engineer has since responded with comments, that they would be addressing this evening. Mike Ciocco began by recognizing that the applicant was in agreement with all comments but two.

The first comment addressed, regarded the requirement to connect to public water. The engineer recognized that they had discussed this matter previously with the Planning Commission at the previous meeting; he expressed that he did not believe that the connection of water to lot one should not be required in this instance. He detailed that the ordinance recognizes that in the R-1 district 40,000 square feet are required to utilize a private water source. He further recognized that lot one meets this requirement, and that the owner had bought the property two years ago and had the well evaluated and serviced. Given their findings, the applicant requested for the right not to connect to public water on lot one. Solicitor Larry Smith expressed his discomfort in waiving this requirement for the risk of setting precedence. The Commission also expressed its discomfort in waiving this requirement as both parcels are considered as subdivisions, thus requiring a tap in to public water. Township engineer Matt Houtmann also provided context to this argument by citing the Township Zoning Code, which expressed favor to tapping in to public utilities whenever possible.

The applicant requested clarification about whether both properties were considered subdivisions, if lot one is not building a new structure. The Commission clarified that both are considered as subdivisions because they are technically new parcels, with new lot lines. The project engineer then requested a deferment for tapping in, of potentially five years, in order for the homeowner to save for the cost of tapping in. The Commission recognized that they cannot accept plans with contingencies, and there would be no way for them to enforce that. Matt Houtmann recognized that the applicant will save money by tapping in at the same time of the new parcel. Mike Ciocco agreed that they will comply with the ordinance and will add the tap in to the plan.

Mike Ciocco moved on to address comment two citing that PennDot will be out this week to check out the driveway. This is part of a Highway Occupancy Permit that is expected to be received very soon. Next, Mike Ciocco recognized that the applicant had filed for a sewage module exemption at the state-level following the Township's signing off on it. They are waiting to hear back from the state. Moving on to page five, Mike Ciocco addressed the comment regarding the stormwater seepage bed. He explained that they had used an inch and a quarter for the infiltration testing; they will be using the standard method of one inch per hour, moving forward.

The next comment was in regards to the proposed three-car garage. Mike Ciocco said that they would add the orientation of the garage doors into the plan to address the comment. He also recognized that the design of the home may change, but the footprint is going to stay the same. Mike Ciocco concluded that he would make the changes as requested to the plans and resubmit them back to Matt Houtmann.

Lou Torrieri brought forward one more comment from Commission member, Dave Tustin, who was unable to attend the meeting. Dave Tustin suggested that the existing encroachment issue on the property, regarding a neighbor's fence and play set on the subdivision lot two, be removed prior to the issuance of a building permit. Applicant, John Minnebo, recognized that his perception is that it would be easier for him to approach the neighbor once he owns the land. He says he would be more comfortable approaching the neighbor than sending his son, the owner of the existing property. Commission member, Giovanna Iacono, suggested that the engineer wait to approve the certificate of occupancy until after the fence, playset, and funhouse have been removed. The engineer and applicant both agreed to proceed in this manner.

Dave Tustin also mentioned that the existing non-conforming barn looks like a single building on the plan; however, in person there appears to be an external lean-to on the easterly side of the barn. He asked if the applicant would consider removing the lean-to, so the building on-site would reflect the footprint on the plan, in order to provide a larger buffer to the new lot line. Mike Ciocco recognized that the structure is considered as an accessory non-conforming structure, which only requires a 10 foot set back, which is being met in the plan. After brief discussion, it was resolved that the applicant does not need to remove the lean-to due to the building's status as a non-conforming structure.

Mike Ciocco concluded his presentation by recognizing that they will be submitting an updated plan with the resolved comments, as well as the PennDot permit. They hope that if everything is complete that the plan would be accepted in March. Lou Torrieri recognized that the plan would be accepted in April, if everything is resolved, as the Board of Supervisors requires a 30-day review period.

New Business

1. Project PC-2019-1. 3039 Foulk Road, Parking Lot Expansion and Driveway Relocation

Lou Torrieri oriented the attendees by recognizing that the project engineer would be explaining the plan and answering public questions during tonight's meeting; however, the Commission would not be voting or discussing the project until the next meeting, following the Township engineer's review. The Township would also not be reviewing the plan due to the green cards displaying that all adjacent property owners were notified of the plan were not returned from the applicant.

Chuck Dobson of Inland Design, the engineer for 3039 Foulk Road, explained that this project went before the Township in 2010 but did not go forward due to public backlash. This 2010 plan was to expand the back driveway, adding more parking to Dr. Martin's chiropractic business. In the new proposal for this year, they have reconfigured the front parking lot and moved the front driveway. The engineer reiterated that this plan does not expand on the existing facilities; it merely reconfigures its orientation.

Chuck Dobson then proceeded to present the site plan to the audience. He highlighted that the current access driveway is not at the optimal place onto Foulk Road due to its questionable site distance. Additionally, he explained that the front parking lot currently has 11 parking spaces including two handicapped spaces. In this current design, the

contractor recognized that there is still space to the south of the existing parking lot that could be used to allow them to refigure the site.

The proposal for the site is to move the axis closer to the southern property line, which allows for the access drive to be at the apex of the hill on Foulk Road allowing for better site distances. Then 19 parking spaces would be relined in the existing parking lot. This reconfiguration allows for the addition of eight spots in the front lot, which is a huge addition for Dr. Martin's business. He then explained that for this plan they had attempted to do subsurface stormwater management facilities; however, in testing the ground for this undertaking, they hit a lot of rock, which made the subsurface design not feasible. Instead, the plan will take advantage of the existing stormwater management facilities on the back of the property, while also constructing a rain garden to make the existing facilities more efficient.

Lou Torrieri asked for clarification as to where the referenced rain garden was going to be placed, and the engineer highlighted its position between Foulk Road and the existing barn on the property. Matt Houtmann, Bethel Township's engineer, then asked how extensive was their soil testing. Chuck Dobson recognized that they did a series of four tests, some of which hit bedrock while the others hit large boulders. These rock disturbances proved that the site was not suitable for percolation. Scott Zwizanski, from Inland Design expanded on the question by recognizing that the soils did not infiltrate and that there were some minor cave-ins on the pits that were dug for the testing.

Lou Torreri then opened the floor for public comments, which are displayed below. Following questions from the audience, Lou reiterated that the plan will be reviewed by the Township engineer, and he will provide comments to the applicant. The Commission will then review the engineer's comments at the March meeting.

PUBLIC COMMENTS AND QUESTIONS:

Nick Recchioni, 1212 Longmeadow Drive, expressed his concern about access onto Longmeadow Drive due to safety concerns. He explained that many children play on the street and that access from Mr. Martin's practice could pose as a hazard. The project engineer recognized that there was no proposed access drive onto Longmeadow Drive for this parking lot reconfiguration.

Jim Bradenburg, 1252 Longmeadow Drive, asked how the plans address the existing sign on Dr. Martin's property, as well as parking lot lights. Chuck Dobson did recognize that the existing sign will be relocated and that the Township has a light ordinance that will be complied with when lighting the parking lot. Under this ordinance, they may require some additional lighting; however, it is not anticipated to be a lot. Scott Zwizanski, then clarified that the sign will not be moved, and that it will remain in its current state.

Frank Stroel, 3016 Farmhouse Lane, recognized that there is a pretty significant elevation at the edge of the property on Foulk Road; he then asked where the new driveway will fall on that elevation. Chuck Dobson added that the new driveway will be on the crest of the apex. He further explained that the project will require a PennDot

permit for this project. It will also include tapers in the shoulder to take advantage of the wide shoulder for turning vehicles.

Dennis Bradley, 3012 Farmhouse Lane, asked how much of the parking lot is going to be extended onto the neighboring property that is also owned by Dr. Martin. Chuck Dobson recognized that the driveway will not extend at all onto the neighboring property as Dr. Martin is looking to sell that property.

Robert Gretzmacher, 1237 Longmeadow Road, asked for clarification about the expansion of the parking lot, as well as where the stormwater would be going. The engineer recognized that the current proposal was to extend the parking lot by eight spaces. He also explained that the current drainage actually goes into Foulk Road, but this reconfiguration will capture that water and redirect it to the back of the property.

CLOSING COMMENTS:

Lou thanked the Board members and members of the public for attending the meeting.

The next regular Planning Commission meeting will meet on Wednesday, March 6, 2019 at 7:30 pm.

ADJOURNMENT: The meeting adjourned at 8:19 pm on a motion by Ed Miles, and seconded by Ken Laaken, Jr. Motion carried unanimously.

Becca DeMuth/ Planning Commission Secretary
Minutes prepared from recorded device.