



BETHEL TOWNSHIP

DELAWARE COUNTY

**1092 BETHEL ROAD
GARNET VALLEY, PA 19060**

Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr.-Vice-Chairman
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Rajesh Shah
David Tustin

Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

PLANNING COMMISSION RECORD OF MINUTES August 7, 2019

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, August 7, 2019, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri- Chairman
Ken Laaken, Jr.- Vice Chairman
Dave Tustin
Larry L. Smith, Esq.

Giovanna Iacono
Paul Battinieri
Ed Miles
Matt Houtmann, P.E.

APOLOGIES:

Raj Shah and Mike Davey

OBSERVERS:

MEMBERS OF THE PUBLIC, 3

The Regular August 7, 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 July 3, 2019 regular meeting. Minutes transcribed from recorder.

Motion: Moved by Ken Laaken, Jr. and seconded by Giovanna Iacono to approve the minutes from July 3, 2019, as prepared by the Chairman. Motion carried unanimously.

Lou noted that there were no Secretary hours for the month of July, as Becca Yurkovich was on her honeymoon.

CORRESPONDENCE:

Any correspondence will be addressed during the meeting where applicable.

REPORTS:

SEWER AUTHORITY: No Report.

ANNOUNCEMENTS:

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.

Judy McCleary, Bethel Township Preservation Society, invited residents to the Corn Boil, to be held on August 11th from 4:00 PM to 8:00 PM. The Preservation Society will have a booth in which residents will learn how to make punch tins and corn husk dolls. Judy also invited all residents to sign up for the Bethel Township Historic House Tour, to be held on September 15th. There will be seven (7) homes on the tour; tickets are available for purchase at the Township Building. Lastly, Founder's Day will be held on Saturday, October 12, 2019 at the Bethel Township Firehouse.

OLD BUSINESS:

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

Lou Torrieri recognized that the Project Engineer for PC-2019-1 is still working with the Township Engineer, Matt Houtmann, on his plan for parking lot expansion and driveway relocation at 3039 Foulk Road. An extension was granted at the July 3rd meeting, extending the project to October 15, 2019.

Project Engineer, Chuck Dobson, Inland Design, was present to provide an update on the project. First, Mr. Dobson recognized that they have been working on storm water management for the project. The proposed rain garden in the front of the property with an overflow in the back was deemed unnecessary by the Township Engineer, so the Project Engineer is now going to construct a seepage bed with an outlet onto Foulk Road in the front of the property.

Since the last meeting, the Board of Supervisors decided that the access drive is permitted within the buffer, as long as there are vegetative buffers along the property line; arborvitae were added to the design to provide the additional buffering. Additional updates for the project include, the addition of a curb near the seepage bed to prohibit unauthorized storm water runoff into the road, the grate in the second inlet being lowered, the tree near Brookstone Drive being moved back 15 feet to allow for better sight distance, and the applicant applying for a Highway Occupancy Permit from PennDOT.

Planning Commission member, Giovanna Iacono, asked the Project Engineer about the use of the second floor in the barn to ensure that the number of required parking spaces is correct. The Project Engineer clarified that there is no office on the second floor of the barn building. The Commission discussed the possibility that a notation be added to the plan recognizing that the plan is reflecting only a first floor office in that building. The Commission further decided that they will pull the Certificate of Occupancy permit for the barn to see what uses were approved, before requiring any additional language in the plan.

The Project Engineer concluded that the five comments from the Township Engineer's letter would be addressed prior to the next meeting.

2. Project PC-2017-2 Self Storage Facility. Conchester Highway

Lou Torrieri provided a status update for the project. Chairman Lou stated that the developer has submitted updated Final plans to the Township Engineer for review; however, in the interim, PennDOT has advised the property owner that a portion of the lot frontage on Conchester Highway will be acquired for a highway storm water management easement, thus impacting the position of the building.

Before turning the floor over to the applicant, it was recognized that this is not considered a new plan submission. Township Engineer, Matt Houtmann explained that the proposed design is no longer possible, due to the land acquisition from PennDOT. The applicant's new design would condense the property to one three-story building, which is allowed as a conditional use under the Township's new ordinance. A conditional use application has been filed with the Board of Supervisors, who will be deciding at one of their upcoming meetings; however, the Planning Commission's opinion regarding the use of the property is requested for the conditional use decision by the Board of Supervisors.

The applicant, Brian McFadden, recognized that he submitted a revised plot plan to the Planning Commission, showing the new orientation and design for the building. The applicant highlighted that access will no longer be gained through a shared drive with Fuzzy Butts; a single drive would be used to access the property. The building would still be built into the hill, having three stories visible on one side of the building and two and a half on the other side. The building height would not exceed thirty-five (35) feet. The building would also be constructed with poured decking.

Planning Commission member, Ed Miles, voiced his concerns with the single narrow drive, in case of emergency. The applicant recognized that all such concerns would be addressed with the formal submission of the plan to the Planning Commission following the conditional use approval by the Board of Supervisors. The Planning Commission also concluded that all neighbors would have to be re-notified when the plan formally comes back to the Planning Commission.

Discussion concluded with the Planning Commission deciding to make the recommendation for the Board of Supervisors to approval the conditional use application for the self-storage unit.

Motion: Moved by Ed Miles and seconded by Giovanna Iacono to recommend the approval of the conditional use application for PC-2017-02 Self-Storage to the Bethel Township Board of Supervisors. Motion carried unanimously.

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, September 4, 2019 at 7:30 pm.

ADJOURNMENT: The meeting adjourned at 8:15pm on a motion by Ed Miles and seconded by Giovanna Iacono. The motion carried unanimously.

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