

**BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
MARCH 27, 2017**

CALL TO ORDER

Mrs. Snover called the meeting to order at 7:05 p.m. The following members were present: Leslie Walker, Harold Powell, Kenn Edinger, Mark Grandinetti, Jim Daley, Don Wright and Lee Snover. Also present were Wendy Nicolosi, Township Solicitor, Anthony Tallarida, Township Engineer, Nathan Jones, Planning Director and Laura Zapata, Recording Secretary.

APPROVAL OF MINUTES

A motion was made by Mr. Powell to approve the February 27, 2017 meeting minutes with corrections and was seconded by Mr. Edinger. The motion passed 6-0-1. Mr. Wright abstained.

COURTESY OF THE FLOOR

Mrs. Snover stated she would take general comments during "Courtesy of the Floor" on anything that does not deal with the agenda; however, anyone with specific, technical questions on an agenda item should wait until that agenda item is discussed to offer their comments or questions.

There were no questions or comments during Courtesy of the Floor.

CORRESPONDENCE

Mrs. Snover noted the correspondence as listed on the Planning Commission agenda of February 27, 2017 and asked that any member of the Planning Commission that did not receive any of the correspondence to please contact staff.

NEW BUSINESS

- **ANGELIC SISTERS OF ST. PAUL, PRELIMINARY/FINAL SITE PLAN**

Kevin Smith, Finelli Consulting Engineers said the applicant appeared before the Planning Commission four years ago and noted that the only change to the application was an addition of a small chapel with 25 seats. Mr. Paul Weiss requested that the Traffic Impact Fee be waived given the nature of the development. Mr. Jones said that this is a similar use to the Greek Orthodox Church and Calvary Baptist Church and should follow the same sequence of events to ensure fair treatment. Mr. Walker asked which easements and right of way were they requesting a deferral. Mr. Finelli said the ones on site on William Penn Highway; he said there would be a small easement and would not affect the actual design.

Mr. Walker made a motion to approve, based upon the Township Engineer's March 17, 2017 letter, waivers A through K with the exception of H also noting that item B1 on page 3 will be looked into by staff to determine how other similar institution were handled to ensure fairness. The motion was seconded by Mr. Edinger and passed unanimously.

A motion was made by Mr. Edinger to conditionally approve the Angelic Sisters of St. Paul,

Preliminary/Final Site Plan based up on the Township Engineer's March 17, 2017 review letter. The motion was seconded by Mr. Grandinetti and passed unanimously.

ADMINISTRATIVE REVIEW

- **NANCY RUN ESTATES, PHASES 7-10, FINAL PLAN - NEW SUBMISSION MADE**

The engineer for the applicant said they appeared before the Planning Commission a few months ago and at the time there were concerns about stormwater management. He said the plan has been revised to address these concerns by removing a few of the lots located on the floodplain.

Mrs. Snover said there are still stormwater issues and was uncertain the plan was ready to move forward. Anthony Tallarida, Township Engineer said that Items E and F on the review letter seem to meet the requirements. In terms of ownership and HOA he said it is up to the township. He said Solicitor Nicolosi said the basin is owned by the township and as of right now there are no agreements in place to allow the developer to send their water in the basin. Her understanding is that this basin doesn't hold water and may not hold water and that the township is not interested in increasing their maintenance responsibilities. Solicitor Nicolosi said that a permanent maintenance agreement would have to be made between the township and the developer or the township can have the property deeded back to the developer and homeowner association. Mrs. Snover said more discussion is needed. Solicitor Nicolosi said the application is still in its very preliminary stage and believes that the township would rather deed it back to the developer as long term maintenance cost and contribution fees would be very costly. The engineer for the applicant said they are working on how to get other people to contribute to the Homeowners Association. Solicitor Nicolosi said existing homeowners will not participate. Mr. Walker asked if it is possible to lose lots in order not to touch the basin. He also asked the engineer for the applicant if a detention pond could be constructed. The engineer for the applicant believes the plan works as presented. Solicitor Nicolosi said this is a legal issue that was just presented and has not had sufficient time to review. Mr. Jones said that from an administrative perspective if they have dry wells on the spot, people want to put in pools, patios or sheds there is an inspection function that goes with it to ensure they are working properly that the County would expect from the developer and the township. He said the township doesn't have the capability to handle the maintenance of the basin. Mr. Jones said the township has two options: to maintain the basin or deny homeowners sheds, patios etc. Mrs. Snover said she frowns upon denying homeowners and asked the applicant to continue to work on modifying the basin. Mr. Walker said sufficient information has not been provided to township to make a decision.

A motion was made by Mr. Daley to not take any action except to keep in Administrative Review the Nancy Run Estates, Phases 7-10, Final Plan. The motion was seconded by Mr. Powell and passed unanimously.

- **BRODHEAD DISTRIBUTION CENTER, PRELIMINARY/FINAL PLAN - NEW SUBMISSION MADE**

Blake Marles, attorney for the applicant said they met with township staff in January how to figure out how to fast track the project to begin in June as construction at that time is less expensive. He said there would be one tenant only. He presented the members a cleaner plan and hopes to get an approval.

Barry Roth, 4323 Chetwin Terrace

Mr. Roth is opposed to having a left hand turn from Brodhead Road onto Fritch Drive as it is dangerous.

Mr. Tallarida said that it appears that it is very close to being able to meet the adequate site distance from the trucker's eye to the drive. Mr. Walker said that Fritch Drive intersection has a stop and has to stop and suggested it would make sense to put a stop sign on Brodhead Road eastbound at the intersection with Fritch Drive to slow down eastbound traffic and make proposed eastern site access a safer condition. Mr. Tallarida said they would look into this further. Mr. Jones said that at the last meeting, they found out that Norfolk Southern Railroad intends to proceed with lights and regular signalization and regular railroad intersection starting in 2018. He said Mr. Jones spoke with Mr. Cahill who owns the hotel behind the property and noted his concerns for the record as he was unable to attend the meeting:

1: He wanted to know about the necessity for tree buffering between hotel and this proposed use because of people who are long term stay. Mr. Jones said that according to the Zoning Ordinance it is not necessary for buffering because it is in the same zone.

2. He wanted the two engineers to meet to discuss lot grading because there seems to be a minor discrepancy.

3: He wanted to know what would happen to existing billboards and if new billboards being proposed along this lot.

Mr. Edinger stated that the neighbor across from the development appeared to agree with the plan.

A motion was made by Mr. Edinger for conditional approval of the Brodhead Distribution Center, Preliminary/Final Plan based on the Township Engineer's March 21, 2017 review letter and recommending a stop sign if it deemed possible. The motion was seconded by Mr. Daley passed unanimously.

PLANNING DEPARTMENT REPORT

VOTE TO RECOMMEND ADOPTION OF REVISED COMPREHENSIVE PLAN

Mr. Jones said the subcommittee met with Tom Commita, made the changes and distributed copies to the surrounding municipalities. He said the public hearing is scheduled for April 17, 2017 Board of Commissioners meeting.

A motion was made by Mr. Daley to recommend adoption of the revised Comprehensive Plan and was seconded by Mr. Walker. The motion passed unanimously.

TRADITIONS OF AMERICA

Mr. Jones said the next 2 hearings for TOA is Thursday from 7:00 p.m. to 11:00 p.m. and Friday from 12:00 p.m. to 6:00 p.m.

Mr. Daley commented that the township hired a Hearing Officer to remove as much bias as possible. He said once all the testimony has been taken from both parties, the public will have the opportunity to comment. Mr. Daley said the Hearing Officer makes the final decision.

ADJOURNMENT

Mr. Wright made a motion to adjourn the meeting at 8:37 p.m. The motion was seconded by Mr. Walker and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, April 24, 2017 – Regular Public Meeting

Respectfully submitted,

Laura Zapata
Recording Secretary

Nathan D. Jones
Director of Planning