

Bern Township Planning Commission Meeting of January 9, 2024

Present: Planning Commission: James Dailey, Michael Werley, James Rumbaugh, James Colflesh and Steve Tricarico.

Also attending: Mr. Chip Hawes, Solicitor; Kent Morey, Spotts, Stevens & McCoy.

The meeting was called to order at 7:30 p.m. by Mr. Tricarico.

Reorganization

Reorganization was held prior to the meeting.

Mr. James Dailey was selected as Chairman.

Mr. Micheal Werley was selected as Vice-Chairman.

Mr. James Rumbaugh was selected as Secretary.

Acceptance of Minutes

Mr. Tricarico made a motion to approve the November 14, 2023, meeting minutes; Mr. Werley seconded. All in favor. Motion carried.

Public Comment

None.

Subdivision and Land Development Plans

Stinson, LLC 2 Lot Subdivision-Industrial Subdivision Preliminary Plan

Mr. Steve Bensinger from Stackhouse Bensinger and Wilkenson Associates was in attendance representing the plan. Mr. Morey pointed out that the plan's intent is solely to subdivide the land into two lots and recommended moving forward with the subdivision. The January 8, 2024, SSM review letter was discussed. Mr. Tricarico asked if the proposed Stinson Drive is part of the subdivision plan. Mr. Bensinger stated it a paper road for now and would be part of the land development process with it ultimately being dedicated to the Township. Mr. Morey referred to item 2 and stated a note should be placed on the subdivision plan stating that the lots will be serviced by public sewer and water. Mr. Morey referred to item 3 and stated the clear sight triangles need to be shown at the required distances and a note added to the subdivision plan indicating that there will be nothing except street signs located in the clear sight triangles. Mr. Morey stated item 5 referring to sight distance calculations for vertical curves in the road need to be corrected. Mr. Morey referred to item 7 and stated the plans need to show monuments on both sides of the right-of-way. Discussion took place pertaining to the prior approved monument waiver request. Mr. Morey stated this does not apply to the waiver request. Item 8 pertaining to street names was discussed and Mr. Potts recommended not changing the name on the existing Stinson Drive due to the businesses and home that utilize a Stinson Drive

address. Mr. Morey referred to item 10 and recommended a note be placed on the plan that states the 3-way stop condition located at Stinson Drive and Cedar Hill Road be looked at in the land development process. Mr. Bensinger requested Preliminary Plan approval conditioned on the January 8, 2024, SSM review letter. Mr. Tricarico made a motion to recommend Preliminary Plan approval to the Board of Supervisors contingent on the SSM January 8, 2024 review letter; Mr. Werley seconded. All in favor. Motion carried.

Stevens Acres II-Residential Lot Line Adjustment Sketch Plan for Record

Ms. Joan London and Mr. DeVon Henne were present representing the plan. Ms. London stated that there was a previously approved and recorded subdivision in 1986 which subdivided the property into two lots. The purpose of the plan is to adjust the lot line to clear an encroaching garage which was constructed after the original subdivision. This involves a shift in the line to allow the sale of Lot 2 and allow for the necessary access to West Leesport Road by a proposed shared access and an easement agreement. The January 7, 2024, SSM review letter was discussed. Mr. Morey referred to item 1, Section 184-108, and asked if a variance will be sought from the Zoning Hearing Board for the non-conforming lot line. Mr. Morey also stated that the non-conformity could be avoided. Mr. Stevens stated it is not his intent to seek a variance. After further discussion Ms. London requested plan approval subject to the resolution of the non-conforming lot line. and the satisfaction of the provisions in the January 7, 2024 SSM review letter. **Mr. Tricarico** made a motion to recommend approval of the Stevens Acres II Residential Lot Line Adjustment Sketch Plan for Record subject to the satisfaction of the provisions in the January 7, 2024 SSM review letter.; _____ seconded.

Solicitor

Atty. Hawes stated he had nothing to present.

Adjournment

Mr. Werley made a motion to adjourn at 8:02 PM; **Mr. Colflesh** seconded. All in favor. Motion carried.