

Bern Township Planning Commission Meeting of February 8, 2022

Present: Planning Commission: Steve Tricarico, James Dailey, Glenn Sweigert, Jim Rumbaugh and Michael Werley

Also attending: Mr. Keith Mooney, Solicitor; Todd Greenawalt, Spotts, Stevens & McCoy, Inc.

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

New member recognition: The Chairman recognized Michael Werley who was recently appointed as a new member to the Planning Commission and also recognized Beth Burkovich who was appointed as an alternate Planning Commission member.

Minutes: A motion to accept the minutes of the meeting of January 11, 2022 was made and seconded. All voted in favor and the motion carried.

Public Comment: George Moreno representing the Enersys Facility in the Township addressed the Commission with a request for a land development plan waiver. Enersys is planning on removing an existing 20 feet x 44 feet solar panel array and replace it with a 20 feet x 55 feet panel array in the same area. Part of the proposed solar panel array will be over a paved area so the project will cause a minimal increase in stormwater flows. The size of the proposed panel array is greater than 180 square feet which warrants a land development plan in accordance with Bern Township definition of land development. Mr. Moreno stated he will still submit structural plans of the solar panel array for review. A motion was made and seconded to recommend the Board of Supervisors grant the waiver request to not require a land development plan. All voted in favor and the motion carried.

Subdivision and Land Development Plans:

A. Kenneth A. Haupt Annexation Sketch Plan for Record: Kenneth Haupt was in attendance representing himself and the plan. Mr. Haupt presented the intent of the plan to annex an 8,010 square foot area of land from the adjoining property to his property. His property is located at 1063 Mahlon Drive. The SSM letter dated February 4, 2022 was discussed. No improvements are proposed as part of the plan. Mr. Haupt presented a written waiver request to allow the plan to be drawn at a scale of 1" equals 30 feet. A motion was made and seconded to recommend the Board of Supervisors grant the waiver request. All voted in favor and the motion carried. Mr. Haupt requested conditional approval of the plan. A motion was made and seconded to recommend the Board of Supervisors grant conditional plan approval contingent on the plan satisfactorily addressing the issues in the SSM letter dated February 4, 2022. All voted in favor and the motion carried.

B. Penske 2 Lot Subdivision Sketch Plan for Record: Steve Bensinger from Stackhouse Bensinger Inc. was in attendance representing the plan. Mr. Bensinger offered a brief description of the proposed intent of the plan to combine three existing lots owned by Hartman Family Partnership, LTD into one tract and then subdivide into two lots. No improvements are proposed as part of the plan. The SSM letter dated February 4, 2022 was discussed and Mr. Bensinger noted that the proposed Lot 1 will be further developed into a non-residential lot. Mr. Mooney stated the plan may not be eligible to be submitted as a sketch plan for record since it is for a non-residential lot. Following further discussion, Mr. Bensinger verbally requested the plan be changed to a preliminary plan and Mr. Bensinger withdrew his four waiver requests since the plan is being considered a preliminary plan and the waivers cited

become zoning requirements for a preliminary plan. Mr. Bensinger will add these requirements to the plan.

Mr. Bensinger verbally requested this plan be considered a preliminary plan and further requested conditional plan approval. A motion was made and seconded to recommend the Board of Supervisors grant conditional plan approval contingent on the plan satisfactorily addressing the issues in the SSM letter dated February 4, 2022, as well as future plan submissions comply with all final plan requirements. All voted in favor and the motion carried.

C. Lords & Ladies Sketch Plan: Mr. Joe Rogosky from Great Valley Consultants was in attendance representing the plan. Mr. Rogosky offered a brief description of the proposed intent of the plan to construct a building for the use as a hair salon. The site is located on the southeast corner of PA Route 183 and Macarthur Road. The plan is to demolish an existing building and replace it with a new building with associated parking. The proposed hair salon use is not an allowed use mentioned in the Limited Industrial Zoning District. LTL Consultants has issued a letter to the Applicant that a zoning variance is necessary for the proposed hair salon use. The Applicant intends to request a zoning variance. A discussion focused on whether curb and sidewalk be provided along Macarthur Road. A motion was made and seconded by the Planning Commission to recommend the Board of Supervisors not require sidewalk along Macarthur Road. All in favor and the motion carried. The members did not make a recommendation on the curbing and stated more information will be necessary on future plan submissions especially regarding stormwater management and control. No other action was taken on the plan.

Solicitor: Mr. Mooney presented a proposed Zoning Ordinance Amendment to the Planning Commission. The proposed amendment adds 'commercial trucks' to the existing Motor Vehicle Rental Facility definition in Section 184-5 of the Zoning Ordinance. Also, the proposed amendment adds a list of Retail sales and services as permitted uses within the Town Center Overlay District. A motion was made and seconded by the Planning Commission to recommend the Board of Supervisors approve the proposed amendment to the Zoning Ordinance. All voted in favor and the motion carried.

Adjournment: A motion made to adjourn the meeting at 8:41 pm and seconded and all in favor.