

## **Bern Township Planning Commission Meeting of April 11, 2023**

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

Also attending: Mr. Keith Mooney, Solicitor; Kent Morey, Spotts, Stevens & McCoy.

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

### **Minutes**

Mr. Dailey made a motion to accept the minutes of the meeting of March 14, 2023 as written. Mr. Tricarico abstained. All in favor. Motion carried.

### **Public Comment**

None.

### **Subdivision and Land Development Plans**

**Bern Township Building Addition Preliminary Plan-** Mr. John Hoffert was in attendance representing the plan. Mr. Phil Leinbach, architect for AEM, was present to answer any questions. The SSM letter dated April 5, 2023 was discussed. Mr. Hoffert stated that no changes were made. A motion was made by Mr. Sweigert to recommend that the Board of Supervisors approve the plan subject to the April 5, 2023 SSM review letter. Mr. Werley seconded. All in favor. Motion carried.

**Andrew Roberts Sketch Plan for Record-** Mr. Daniel Laudenslayer from Tarson LLC was present to answer any questions. The SSM letter dated April 5, 2023 was discussed. Mr. Laudenslayer requested a waiver to allow the map to be drawn at a scale of 1" = 400'. A motion was made by Mr. Dailey to recommend the Board of Supervisors grant this waiver. Mr. Werley seconded. All in favor. Motion carried. Mr. Laudenslayer agreed to the other items in the review letter and stated that the items have either already been revised or will be accordingly for the next submittal. No further action was taken on the plan.

### **Solicitor**

Mr. Mooney stated he had nothing to present.

### **Engineer**

**Preliminary vs. Final Stormwater Management Comments-** Mr. Morey stated that Stormwater requirements are clearly marked in the SALDO for Preliminary and Final Plans and the Stormwater Ordinance does not breakdown Preliminary and Final Plan requirements. Mr. Morey stated that he views things such as notes to be signed, simple drafting and Conservation District approval as part of the Final Plan and things that have a possibility of affecting

stormwater design and cause a major change are viewed under the Preliminary Plan. Mr. Tricarico asked about deadlines on the Subdivision and Land Development Report and when items get removed from the report. Mr. Morey stated items are removed once a plan is signed and recorded after the conditions are met. Mr. Tricarico asked who is responsible to check on the completion of required conditions and asked the Township to stay on top of plan status. Atty. Mooney stated that there is a five-year statute for action and if there aren't any changes to the plan it just requires re-affirmation by the Board as long as it is within the five-year time frame. Atty. Mooney also stated that a building permit would still need to be applied for and improvement agreements would still need to be done. Mr. Tricarico asked why the Planning Commission doesn't discuss Stormwater Agreements. Mr. Morey stated that the Stormwater Maintenance Agreements go through the Township office and then either to Mr. Pflum at LTL Consultants or himself and then they go before the Board of Supervisors for approval. Atty. Mooney stated that these agreements are for the construction of single-family residences and SALDO doesn't apply. Mr. Tricarico asked why they are listed on the Subdivision and Land Development Report and Mr. Morey explained that they are reminders for the Township.

### **Adjournment**

Mr. Werley made a motion to adjourn the meeting at 8:01 pm. Mr. Sweigert seconded. All in favor. Motion carried.