

Bern Township Planning Commission Meeting of June 13, 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 May 9, 2023 as written. Mr. Werley seconded. All in favor. Motion carried.

Public Comment

None.

Subdivision and Land Development Plans

S&L Mechanical Preliminary Plan- Mr. John Hoffert and Mr. Don Lynam were in attendance representing the plan. Mr. Hoffert provided a brief summary of the plan. The SSM letter dated June 8, 2023 was discussed. Mr. Morey went over waiver request Section 154-30.I(2), to not require any other impact studies other than those submitted in the Environmental Assessment Statement(EAS), but there are some other items that have not been address in Section 184-153 which are found in item 5. Mr. Hoffert stated that Liberty environmental has revised the EAS to address the additional comments, which are not applicable, and they will formally submit the revised EAS with the next submittal. Mr. Morey read the second waiver request Section 149-22.C.(2) to allow “approved backfill” in the utility trenches in paved areas because they are on private property. SSM does not object to the request. Mr. Werley made a motion to recommend that the Board of Supervisors(BOS) grant the waiver request for Section 154-30.I(2) to not require any Impact Studies since the EAS addresses the requirements; Mr. Sweigert seconded. All in favor. Motion carried. Mr. Dailey made a motion to recommend the BOS grant the waiver request for Section 149-22.C.(2) to allow “approved backfill” in the utility trenches in lieu of PADOT No. 2A stone; Mr. Werley seconded. All in favor. Motion carried. Mr. Hoffert spoke about the traffic study and asked if the trip generation calculation and payment for unit 2, which does not have a tenant yet, be differed until there is an actual known tenant. Mr. Lynam stated that the second unit is going to marketed for vertical storage or for an occupant similar the S&L Mechanical. Atty. Mooney stated that a note can be put on the plan and an agreement drafted stating that when a they get a tenant an additional Traffic Impact Fee will be paid and a study or count will be provided. Mr. Sweigert made a motion to recommend the BOS approve differing the Traffic Impact Fee for half of the building until a tenant is brought in; Mr. Rumbaugh seconded. Mr. Hoffert requested conditional Preliminary Plan approval subject to the SSM June 8, 2023 review letter. Mr. Rumbaugh made a motion to accept the plan based

on the conditions in the SSM June 8, 2023 review letter; Mr. Sweigert seconded. All in favor. Motion carried.

Penske District Service Facility Preliminary Plan- Mr. Steve Bensinger from Stackhouse Bensinger, Inc. was in attendance representing the plan and stated that the comments in the June 12, 2023 review letter will be addressed. Mr. Bensinger requested the Planning Commission recommend Preliminary Plan Approval to the Board of Supervisors. Mr. Morey stated that with regards to stormwater most of the items are final and the preliminary ones will require changes to the plan, but nothing substantial enough to make a big change to the stormwater system. Mr. Morey went over the June 12, 2023 SSM review letter. Mr. Morey will provide the plans to the Zoning Officer for review of items 1 and 3. Mr. Bensinger stated they will comply and will not be applying for a variance and they will add the required landscape islands in the parking spaces. Mr. Tricarico asked about the comments pertaining to Section 154-24.A(12) and Mr. Bensinger stated they will comply. Mr. Tricarico also asked if the schematic, architectural drawings, Section 154-19.D(15), have been submitted to the Township and Mr. Bensinger stated that the leasing building has been done, but the PTECH building is still being drafted and he hopes to have it for the next submittal. Mr. Tricarico then asked about the E&S controls and Mr. Bensinger stated full E&S plans have now been submitted to the Berks County Conservation District and Mr. Morey stated he was fine with that. Mr. Tricarico asked about the closed depression in comment 22 and the possibility of standing water. Mr. Bensinger stated they are going to remove the depression area from the pre-construction drainage area and include it on the post-construction conditions per Mr. Morey's recommendation since there may need to be a modification. Mr. Dailey made a motion that the BOS approve the Preliminary Plan subject to the June 12, 2023 SSM review letter; Mr. Sweigert seconded. All in favor. Motion carried.

Garage Strength Sports Preliminary Plan- Mr. Heath Machamer from HNT Engineering and Mr. Dane Miller, owner, were in attendance representing the plan. Mr. Machamer provided a brief summary of the plan. Mr. Dane Miller stated that it is intended to be a training facility for athletes. The June 12, 2023 SSM review letter was discussed. Mr. Morey stated a note is on the Leisz's Bridge Road 2-Lot Subdivision Plan stating that Lot 1 is required to do their own curbing and widening for their road frontage and Lot 2 will do their own. Mr. Morey also stated that the Board of Supervisors is requiring emergency access to the back of the property so Garage Strength will need to coordinate with GBDF for a determination on the party responsible for the emergency fire access. Mr. Morey went over the waiver requests. Mr. Dailey made a motion to recommend granting waiver request Section 149-22.A(4)(c), for relief from the minimum detention basin bottom slope of 1% if an underdrain system is provided; Mr. Sweigert seconded. All in favor. Motion carried. Mr. Werley made a motion to recommend to the BOS granting waiver request Section 154-32.D, for relief from constructing a sidewalk along Leisz's Bridge Road; Mr. Dailey seconded. All in favor. Motion carried.

Solicitor

Mr. Mooney stated he had nothing to present.

Engineer

Mr. Morey stated he had nothing to present.

Adjournment

Mr. James Dailey made a motion to adjourn at 8:37 PM; Mr. Werley seconded. All in favor. Motion carried.