

Bern Township Planning Commission Meeting of November 9, 2021

Present: Planning Commission: Steve Tricarico, Russ Adams, James Dailey, Glenn Sweigert, and Jim Rumbaugh

Absent: Planning Commission: none

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

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

Minutes: A motion to accept the minutes of the meeting of September 14, 2021 was made and seconded. These minutes were not available at the October 12, 2021 meeting. All voted in favor and the motion was carried.

A motion to accept the minutes of the meeting of October 12, 2021 was made and seconded. All voted in favor and the motion was carried.

Subdivision and Land Development Plans:

a. Reitnouer Lot 3 Subdivision Sketch Plan: Greg Bogia from Bogia Engineering was in attendance representing the plan. Mr. Bogia offered a brief description of the proposed intent of the plan to subdivide a parcel of land into three lots for single family dwellings. The SSM letter dated November 5, 2021 was discussed. Discussion centered on the possible widening of Stinson Drive, whether curb and sidewalk be provided along Stinson Drive and the disturbance of riparian buffer zones. The Planning Commission stated they would like to see the increased right-of-way provided along the lot frontages but didn't feel that cartway widening, curb, and sidewalk were necessary for these three lots. Mr. Bogia said he will provide the right-of-way and request waivers for the other cartway, curb, and sidewalk. Mr. Bogia said he can revise the plan to have the least impact on the riparian buffer zones. No action was taken on the plan.

b. MISCO Preliminary Land Development Plan: Steve Bensinger from Stackhouse Bensinger, Inc was in attendance representing the plan. Mr. Bensinger gave a brief update on the proposed plan. The SSM letter dated November 5, 2021 was discussed. The Planning Commission acted on the following waivers:

- Section 154-24.C(1) for relief from cartway widening of Leisczs Bridge Road – Motion was made and seconded. All voted in favor and the motion was carried;
- Section 154-24.C(1) for relief from an increase right-of-way width of 56 feet for Stinson Drive - Motion was made and seconded. All voted in favor and the motion was carried;
- Section 154-30.I(1) for relief from a Traffic Impact Study submission - Motion was made and seconded. All voted in favor and the motion was carried;
- Section 154-32.C for relief from curb along Leisczs Bridge Road - Motion was made and seconded. All voted in favor and the motion was carried;
- Section 154-32.D for relief from sidewalk along Leisczs Bridge Road and Stinson Drive - Motion was made and seconded. All voted in favor and the motion was carried.

The waiver request for Section 149-23.E was tabled by the Planning Commission because they requested more information needs to be provided regarding this matter. Mr. Bensinger stated he will re-submit the landscape plan to LTL Consultants for the zoning officer to check and approve. Mr. Bensinger stated he feels confident he can revise the plan to make it comply with the stormwater comments in the letter.

Mr. Bensinger requested conditional preliminary plan approval. After discussion on the matter, the Planning Commission recommended the Boar of Supervisors grant conditional plan approval contingent on the plan satisfactorily addressing the issues in the SSM letter dated November 5, 2021. A motion was made and seconded. All voted in favor and the motion was carried.

c. Berks Park 183: Building H Preliminary Land Development Plan: Jeremy Zaborowski from the BCIDA was in attendance representing the plan. The intent of the plan is to construct a 234,800 square foot warehouse along Aviation Road in one of the lots in the approved Industrial Park next to the Reading Regional Airport. Public sewer and water service is proposed and the property lies within the Limited Industrial District. Mr. Zaborowski stated the proposed number of parking spaces comply with the proposed zoning ordinance amendment to be acted upon by the Township in the near future. He said the plan will be revised to comply with the comments in the SSM review letter dated November 5, 2021. Also, the intent of the plan is to increase the building height and seek conditional use approval by the BOS similar to the SUNCAP Plan. No action was taken on the plan.

Solicitor: Mr. Mooney stated the following amendments to the Zoning Ordinance and the Subdivision and Land Development Ordinance are being proposed.

- An amendment to the Zoning Ordinance creating and adding definitions of truck terminal and warehouse unit, adding truck terminal and warehouse units to uses permitted in the Limited Industrial Zoning District, providing parking requirements for warehouse units, and amending parking requirements for industrial uses, warehouse or wholesale units in the Township. A motion was made and seconded that the BOS approve the proposed Amendment. All voted in favor and the motion was carried.
- An amendment to the Subdivision and Land Development Ordinance to amend the submission requirements for Sketch, Preliminary, and Final Plan submittals in the Township. A motion was made and seconded that the BOS approve the proposed Amendment. All voted in favor and the motion was carried.
- An amendment to the Subdivision and Land Development Ordinance to amend the driveway width requirements for non-residential uses in the Township. A motion was made and seconded that the BOS approve the proposed Amendment. All voted in favor and the motion was carried.

Public Comment: None

The PC members signed the Wentzel / Schaeffer Sketch Plan for Record.

Adjournment: A motion made to adjourn the meeting at 8:38 pm and seconded and all in favor.