

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
January 8, 2019**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Don Ballou; Judd Ackelson; Craig Priebe (alternate); Tim Dietrich, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 By Russ Adams.

The Planning Commission reorganized.

Jud Ackelson made a motion to keep the same Chairman, Russ Adams, Vice-Chairman, Judd Ackelson and Secretary, Matt Hood as 2019 will be the second year for these individuals in these positions. Seconded by Steve Tricarico - all in favor and the motion carried. Craig Priebe abstained.

A motion to accept the minutes of the meeting of December 11th, 2018 was made by Steve Tricarico with a correction to be made on page two. The motion was seconded by Don Ballou – all in favor and the motion was carried. Craig Priebe abstained.

SUBDIVISION PLANS:

GRANDVIEW ESTATES - SKETCH PLAN

Chuck Frantz, the engineer for Grandview Estates, reviewed the changes made to the plan. The Township Supervisors were not in favor of the cul-de-sac on the original plan. The up-to-date sketch plan of the 50 acre property has 6 lots and no cul-de-sac. Lots would be accessed from West Leesport Rd with lot 2 having access through an existing easement. Lots 1 & 3 have houses already on the lots. A nature trail is already set throughout the property.

Todd Greenawalt reported on the SSM letter dated December 7, 2018 of their review of the Sketch Plan. The Solicitor and the members of the Board recommended having the easements of 1964 and 1984 reviewed. These are the easements that give access to lot 2. The sketch did not show the easement and property line clearly, a larger sketch of this area was recommended.

A waiver request would be necessary for Lot 2 since it has no front usage, Township Ordinance requires lots to abut a public street or a private street and lot 2 does not conform to this ordinance.

BERKS CAREER AND TECHNOLOGY CENTER WEST CAMPUS

Todd Greenawalt reported on the SSM letter dated January 4, 2019 of their review of the Preliminary Land Development Plan of a Welding Building.

The welding building will be 11,732 sq. ft. and be built behind the main building.

The main issue, of compliance with the floodplain controls and FEMA, have been discussed with SSM and the plan has been submitted to FEMA. The actual calculations for the floodplain were much smaller than the FEMA estimate. FEMA must still approve the plan.

Kevin Mohn submitted a waiver to the Township Board of Supervisors concerning the recreation fees; the Supervisors approved that waiver but want full, year round vegetation along the residential property.

Three waivers on this project have been requested, the Engineer has no objection to any of the waivers.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to approve a waiver to Section 149-2.A(5)(a) for a 5 ft. side top of berm. The motion was seconded by Craig Priebe - all in favor and the motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to approve a waiver to Section 149-2.A(5)(c) which would not require antisteeep collars based on the size of the proposed basin. The motion was seconded by Steve Tricarico - all in favor and the motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to approve a waiver to Section 149-2.A(5)(d) which would not require a clay core based on the size and grades of the proposed basin. The motion was seconded by Don Ballou - all in favor and the motion carried.

Steve Tricarico made a motion to recommend to the Bern Township Board of Supervisors the conditional approval of the preliminary plans contingent on the requirements in SSM's letter dated January 4th, 2019 and the year round vegetation screening requirement. The motion was seconded by Don Ballou - all in favor and the motion carried.

PUBLIC COMMENT

A resident voiced her opinion on the Bern Twp. Code 184-58 concerning the storage of tractor trailer trucks and what constitutes the definition of a trailer. The resident also made comments concerning the noise ordinance and the open space code. These comments were in regards to the proposed land development for Reitnouer.

A motion was made by Steve Tricarico to adjourn the meeting at 9:00 PM. Seconded by Craig Priebe. All in favor and the motion carried.

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
March 12, 2019**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Don Ballou; Jud Ackelson; Matt Hood; Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 By Russ Adams.

A motion to accept the minutes of the meeting of January 8th, 2019 was made by Steve Tricarico. The motion was seconded by Don Ballou – all in favor and the motion was carried. Matt Hood abstained.

SUBDIVISION PLANS:

GRANDVIEW ESTATES - SKETCH PLAN

Chuck Frantz, the engineer for Grandview Estates, reviewed the changes made to the plan. Mark Koch, an attorney, was present to explain the easements which were in question at the January meeting.

The easements were researched and several people have access to the right of way since the 80's. The road is not used by most who can have access. The Yocum's would be widening the right-of-way by 20 feet in most parts.

A waiver request would be necessary for Lot 2 since it has no frontage, Township Ordinance requires lots to abut a public street or a private street and lot 2 does not conform to this ordinance.

There are two options for the developer; they can go to the Zoning Hearing Board and ask for zoning relief on Lot#2 or add a private road and ask the Board of Supervisors for the needed waivers.

The Planning Commission recommended the Developer look at which waivers they would be requesting if they put in a private road.

KELLER SUBDIVISION

Robert Hain of Berks Surveying and Engineering reviewed the 16 acre parcel where Steven Keller, the owner, would like to build one single family dwelling on 3 acres. The parcel is located on Grange Road close to the Fairview Drive intersection.

The remaining 13 acres will be a residue parcel for possible later development.

The owner is requesting three waivers and all three were supported by the Planning Commission's Engineer.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 154-19.A to allow the plan scale to be 1"=40'. Seconded by Don Ballou. All in favor – motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 149.22.A.5.a from the Storm Water Management Ordinance to not have to provide the required basin berm width of the infiltration basin. Seconded by Don Ballou. All in favor – motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 149.22.A.

5.d from the Storm Water Management Ordinance to not have to provide the key trench and core in the infiltration basin. Seconded by Don Ballou. All in favor – motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the approval of the Conditional Sketch Plan for Record. Seconded by Matt Hood. All in favor – motion carried.

BERKS CAREER AND TECHNOLOGY CENTER WEST CAMPUS

Todd Greenawalt reported on the SSM letter dated March 8, 2019 of their review of the Final Land Development Plan of a Welding Building.

The main issue of compliance with the floodplain controls and FEMA has been discussed and all FEMA issues have been resolved.

A single row of evergreens along the border with the housing development has been approved by the Board of Supervisors as well as the waivers that were requested.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to approve the final Land Development Plan. Seconded by Steve Tricarico. All in favor - motion carried.

PUBLIC COMMENT

A resident of the Willows Development, Todd Cameron, had several questions concerning the Berks VoTech Welding Building. He wanted to know if the dust collector would be encased in the new building. The noise collector now is very loud at times and would be quieter if it was inside the new building. The members of the Planning Commission believed the dust collector was part of the new building.

Mr. Cameron also asked about the buses and how it would be rerouted. Mr. Reedy, at a prior meeting, said that busing will be reduced in the future. Students who took buses have decreased. Bus use will be minimal.

The Planning Commission Board recommended Mr. Cameron talk to the Board of Supervisors in regards to the noise issue.

A motion was made by Steve Tricarico to adjourn the meeting at 8:44 PM. Seconded by Don Ballou. All in favor - the motion carried.

**Bern Township Planning Commission
Russ Adams**

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
APRIL 9, 2019**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Craig Priebe; Jud Ackelson; Matt Hood; Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 By Russ Adams.

A motion to accept the minutes of the meeting of March 12th, 2019 was made by Steve Tricarico. The motion was seconded by Jud Ackelson – all in favor and the motion was carried. Craig Priebe abstained.

SUBDIVISION PLANS:

BERKS PARK 183 PHASE I- REVISED FINAL LAND DEVELOPMENT PLAN

Phase I plan by Ludgate Engineering consists mostly of road improvements, parking area improvements, and infiltration basins.

One area discussed was the grading at the northern intersection approach of Common Dr. with Aviation Dr. The elimination of an exit of the parking lot at Industrial Metal Plating would solve the grading issue. There are various other exits from the parking lot.

Traffic control signs was mentioned in the Engineer's Review Letter of April 5th. Ludgate's Engineer said traffic signs would be at a minimum until buildings are added. The intersection of Common Dr. and Aviation Rd would have a stop sign as well as one stop sign for Industrial Metal Plating.

Jud Ackelson made a motion to recommend to the Board of Supervisors the approval of the Final Land Development Plan subject to the April 5th Review Letter by SSM and the elimination of an exit from the Industrial Metal Plating parking lot. Seconded by Matt Hood. All in favor – motion carried.

BERKS HEIM SUBDIVISION

Mr. Charlie Jones of Great Valley Consultants represented the County of Berks with their plans to subdivide about 740 acres into 3 lots. One lot accommodates the existing Berks Heim, a second lot for an undetermined future use and approximately 675 acres as a residue parcel.

Minor comments were made from the Engineer's Letter. There is no need at this time for the requirement of the open space and rec fees since there are no dwelling units. The Planning Commission would like a note on the plan concerning this requirement.

An additional note suggested for the plan is if development does occur road improvements would be needed.

Great Valley on behalf of the County requested a waiver from the Township's Ordinance requirement 154-19.A, plans be prepared at a scale of 1" = 200'. The proposed scale would be 1" = 150" which would provide more clarity.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to approve the waiver of 154-19.A of the Bern Township Ordinance. Seconded by Craig Priebe. All in favor – motion carried.

Jud Ackleson made a motion to recommend to the Bern Township Board of Supervisors to approve the Preliminary Plan of the Berks Heim Subdivision subject to the April 5th Review Letter by SSM. Seconded by Steve Tricarico. All in favor – motion carried.

GARY MENGEL SUBDIVISION

John Hoffert, representing the Gary Mengel, Subdivision, explained the property owner is subdividing 12.348 acres into two additional road frontage lots along Rick Road with single family homes to be built at a later date.

Todd Greenawalt reviewed the Sketch Plan and various comments were made in his Review Letter of April 5th, 2019. The soil percolation tests for the on lot disposal needs County Review before submitted to the Township. The owner agreed to pay the per lot fee-in-lieu of providing of open space.

Township approval is needed for Section 154-26.A. (4) since the proposed residue parcel has a lot depth to width configuration of more than 3 to 1 ratio. Mr. Hoffert is asking for this waiver to be approved.

Steve Tricarico made a motion to recommend to the Board of Supervisors to waive Section 154-26.A. (4) with respect to the residue parcel having a lot depth to width configuration of more than the required 3 to 1 ratio. Seconded by Jud Ackelson. All in favor – motion carried.

PUBLIC COMMENT

Ms. Sharon Henke asked about Easy Does It closing. Members of the Board explained to her it was the Easy Does It located in the city, not the one in Bern Township.

Ms. Henke also asked what would be built on the County lots that are being subdivided and what the land is zoned. The Board members stated they do not know what will be built in the future and the land is zoned Institutional.

The Board welcomed Ms. Kelly Wickersham who was approved as an alternate member of the Planning Commission.

A motion was made by Steve Tricarico to adjourn the meeting at 8:22 PM. Seconded by Craig Priebe. All in favor - the motion carried.

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
MAY 14, 2019**

PRESENT:

Planning Commission Members – Jud Ackelson; Matt Hood; Craig Priebe; Kelly Wickersham; Keith Mooney, Solicitor; Engineer Todd Greenawalt, SSM, Inc.

Meeting as called to order at 7:30 PM by Jud Ackelson.

A motion to accept the minutes of the meeting of April 9, 2019 was made by Matt Hood, seconded by Craig Priebe – all in favor and the motion was carried. Kelly Wickersham abstained.

SUBDIVISION PLANS:

GRANDVIEW ESTATES CONTINUATION – SKETCH PLAN

Atty. Mark Koch representing the developers stated that a letter dated April 8, 2019 was submitted requesting waivers from the requirements of the construction of a Private Street.

Section 154-24.A(8)(a); a waiver to allow the construction of a Private Street.

Section 154-24.A(8)(b) – A waiver to allow the construction of a Private Street with a proposed right-of-way- wide of 40' in lieu of 53'.

Sections 154-24.C(1) – A waiver to allow the construction of a Private Street with a proposed right-of-way width of 40' and cartway width of 18' with two 3' shoulders in lieu of the required 53' right-of-way and 36' cartway width.

Section 154-24.I(1)(a) – A partial waiver for the need to provide a 75' clear sight triangle for the northern leg of the proposed Private Street.

Section 154-24.J(1),(2) and (5) - A waiver to allow the proposed Private Street to be designed as a “dead end” street without a paved turnaround.

Section 154-26.A(4) – A waiver to allow a depth to width ratio in excess of 3:1.

Mr. Greenawalt stated that the basis of their waiver requests is acceptable.

After a lengthy discussion on the waiver requests, Craig Priebe made a motion to recommend to the Bern Township Board of Supervisors to approve the waivers 1-5, dealing with the subsections of Section 154-24 of the Bern Township Subdivision and Land Development Ordinance subject to the applicant; identifying the maintenance responsibilities for the private roadway amongst all users, delineation of the PennDot Safe Site Distance; identifying all access users; and the proposed private road shall meet all other specifications for a private road in the township not waived by the Board of Supervisors. The motion was seconded by Matt Hood. All in favor – motion carried.

Matt Hood made a motion to recommend to the Bern Township Board of Supervisors to approve the waiver of Section 154-26.A(4), regarding depth to with ratio for Lots 1, 2, 3 and 6. Seconded by Craig Priebe. All in favor – motion carried.

GARY MENGEL SUBDIVISION – SKETCH PLAN FOR RECORD

John Hoffert representing Gary Mengel Subdivision, referred to the SSM letter of May 10, 2019.

A note has been placed on the plan, stating all lot owners are responsible to obtain Sediment and Erosion Plan approval from the Berks County Conservation District prior to construction of any building.

In reference to the Environmental Assessment Statement it will have to be done or go for a variance. As per Section 184-174, an Environmental Assessment Statement must be submitted to the Township.

The Township has received the Sewage Modules and they will be signed by a member of the Planning Commission.

The applicant has agreed on the payment per lot of a fee-in-lieu of providing dedication of open space.

A Stormwater Agreement will be obtained by the individual lot owners prior to issuance of a building permit.

Mr. Hoffert requested conditional plan approval subject to receipt of/review of Environmental Assessment statement by the township engineer.

Matt Hood made a motion to recommend approval to the Bern Township Board of Supervisors to approve the Sketch Plan for Record conditioned upon the SSM review letter of May 10, 2019 and upon submission and satisfactory review of the Environmental Assessment statement. Seconded by Craig Priebe. All in favor – Motion carried.

UGI Training Center – Preliminary Land Development Plan

Sandy Keim, Registered Landscape Architect, Brent Good, Landscape Architect and representatives from UGI were present to discuss the UGI Training Center and what is proposed to be developed on this land.

There were several waivers that were discussed;

Section 154-19.A – Plan Scale waiver, Section 149-20.G – To allow infiltration BMPs to dewater the storage volume completely within 72 hours, Section 149-22.A.59(a) – To allow 4' top of berm width for Basins A-2, B-3, B-4 and a 5' top of berm width for Basin C-1, Section 149-22.A.5(b) – To allow a 10" diameter outlet pipe for BMP B-4, which exceeds 100 lineal feet; Section 149-22A.5(c) – To allow basin A-2, B-3 and B-4 to be constructed without anti-seep collars; Section 149-22.A.5(d) – To allow basins A-2, B-3 and B-4 to be constructed without a compacted impervious clay-court/key Trench. Craig Priebe made a motion to recommend to the Bern Township Board of Supervisors to approve all the waivers listed above. Seconded by Matt Hood. All in favor – Motion carried.

There was discussion on the Landscaping and other items and Atty. Mooney suggested that they submit a plan that meets the zoning requirements, put an alternate plan in and put a note on the plan that the Landscaping on the site will be constructed as or installed as per Plan #1 unless the alternate plan is approved by the Zoning Hearing Board.

It was noted that a Traffic Impact Fee of \$98,300 will need to be paid prior to issuance of a building permit.

After a lengthy presentation and discussion, the Planning Commission stated that this type of development was a good idea and that UGI should include as part of its submission an alternate landscaping plan and a landscaping plan that complies with Zoning. UGI would place a note on the plan that states, "The Landscaping for the project shall be in conformity with Landscaping Plan #1, unless the alternate Landscaping Plan is subsequently approved by the Township Zoning Hearing Board.

SOLICITOR

406 North Tulpehocken Road Property

A Plot Plan with Aerial view of this property was handed out to the Planning Commission.

Atty. Mooney explained that both properties front on North Tulpehocken Road. The owner is asking if they would have to go through subdivision in order to sell Lot 12 separately from Lot 10. Atty. Mooney stated that they wouldn't have to go through subdivision and explained why. Atty. Mooney will send his legal opinion to the township and that the Zoning Officer/Building Inspector receives a copy.

Atty. Mooney stated at the next meeting the Planning Commission will have a zoning ordinance amendment for a Light Commercial Zoning District and explained where this district will be.

Adjournment

A motion was made by Matt Hood to adjourn the meeting at 9:15 PM. Seconded by Kelly Wickersham. All in favor – motion carried.

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
June 11, 2019**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Don Ballou; Jud Ackelson; Matt Hood; Keith Mooney, Solicitor; Engineer Kent Morey, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 By Russ Adams.

A motion could not be made to accept the minutes of the meeting of May 14th, 2019. There was not a quorum of Board members present from the May 14th meeting.

SUBDIVISION PLANS:

UGI TRAINING CENTER

Brent Good of EA Group represented UGI. Mr. Good updated the waivers requested for the development. Six waivers were already approved by the Bern Township Board of Supervisors. There are three additional modifications requested and all three are supported by the Engineer.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 154-19.D(2) to allow the profile drawings for proposed access drives, sewer lines, water lines and storm pipes to be at a scale of 1"=50' horizontal and 1"=10' vertical. Seconded by Steve Tricarico. All in favor – motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 152-8.T(7)(d) to eliminate the need for two access entrances from Stinson Dr. constructed with reinforced concrete. Seconded by Don Ballou. All in favor – motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 146.10.B to allow 1-year pre-development peak flow instead of the 2-year post development peak flow of storm runoff. Seconded by Matt Hood. All in favor – motion carried.

Mr. Good is also looking for conditional preliminary plan approval. Several comments in the June 7th engineering letter have been addressed. Number 11 was crossed off the list and number 12 was approved by the Fire Marshall.

The preliminary plan is compliant with landscape screening and basins will be landscaped so they will not need mowing.

There are several Engineering comments that need to be addressed in the June 7th letter marked as Preliminary.

Steve Tricarico made a motion to recommend to the Bern Township Board of Supervisors to approve the Conditional Preliminary Plan with the condition that all "preliminary" items are finalized. Seconded by Don Ballou. All in favor – motion carried.

BERKS HEIM – FINAL SUBDIVISION PLAN

Mr. Charles Jones representing Berks County. The County intends to subdivide a 740 acre parcel into 3 lots. One lot accommodates the existing Berks Heim facility, second lot of 32.26 acres will be for an undetermined future use. The resultant acreage will be a residue parcel.

The Board of Supervisors wanted notes on the plans to deal with the cul-de-sac. Also on the plan should be the protected area net out calculations for lot 2.

Mr. Jones noted that the road and the cul-de-sac will never be turned over to the Township. The County will be responsible for maintenance of the roadway.

Jud Ackleson made a motion to recommend to the Bern Township Board of Supervisors to approve the Final Plan contingent on the few items listed on the June 5th Engineers letter. Seconded by Matt Hood. All in favor – motion carried.

SOLICITOR

The Solicitor explained a proposed ordinance called, Light Commercial District. This proposed ordinance will create a District that would permit a mix of low impact office and retail uses in a surrounded residential setting. There will be 4 conditional uses. The ordinance will have less impact on residential neighborhoods. After the ordinance passes there should be no non-conforming uses.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to move forward on the Light Commercial District Ordinance. Seconded by Steve Tricarico. All in favor – motion carried.

PUBLIC COMMENT

A resident of the Willows Development, Claudia Strauss had a few questions concerning the Berks Heim Subdivision. She asked what the land could be used for. The parcels are zoned Institutional/Recreational.

She is concerned that down the road the County could sell the land.

A motion was made by Steve Tricarico to adjourn the meeting at 8:37 PM. Seconded by Done Ballou. All in favor – motion carried.

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
JULY 9, 2018**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Jud Ackelson; Matt Hood; Don Ballou; Keith Mooney, Solicitor; Engineer Todd Greenawalt, SSM Group.

Meeting was called to order at 7:30 By Russ Adams.

A motion to accept the minutes of the meeting of May 14th, 2019 was made by Jud Ackelson. The motion was seconded by Matt Hood – all in favor and the motion was carried. Steve Tricarico, Don Ballou and Russ Adams abstained.

SUBDIVISION PLANS:

REITNOUER PLAN- REVISED PRELIMINARY LAND DEVELOPMENT PLAN

Gregg Bogia of Bogia Engineering, Inc. presented a revised plan of the 53 acre site along Stinson and West Leesport Rd. Everything is now on one side of Stinson Rd. The 400 sq. ft. building was rotated with the same parking.

The Engineer's Letter of July 5th included 59 points that need to be addressed on the revised plan. Some of the items were discussed such as the building setback of 100 ft., landscape screening, road widening, driveways and the building facade.

Item #14 regarding the amount of trailer parking spaces. The plan calls for 255 spaces, the off-street parking requirements of Section 184-156 does not address the amount of spaces required for this use. There will be a need for an interpretation from the Zoning officer regarding Section 184-156 and 184-148D.

Storm water Management was not discussed in detail since it was technical and in the preliminary stages.

Traffic was discussed. There are two shifts who work 9 hours days, 5 days a week. The shifts are staggered so every employee is not coming and going at the same time.

The Planning Commission had two recommendations for the Board of Supervisors after reviewing the Engineer's Letter.

Matt Hood made a motion to recommend to the Board of Supervisors that the Township shall require the applicant to demonstrate compliance with the environmental performance standards of Section 184-153, a change to item 11 on the Engineer's Letter. Seconded by Don Ballou. All in favor – motion carried.

Jud Ackelson made a motion to recommend to the Bern Township Board of Supervisors to reduce the parking of the upper lot based on the developers needs but with an area for future parking needs up to the zoning requirement. Also that the developer should make every effort to direct traffic onto Stinson Rd. Seconded by Steve Tricarico. All in favor – motion carried.

SOLICITOR:

There is a proposed change in the Light Industrial Ordinance along Rt. 183 to include density requirements of 8 dwelling units per acre.

PUBLIC COMMENT:

Jennifer DeLong had several comments concerning the Reitnouer Project. She questioned the outdoor storage code of no more than 25% of the building size. This will be addressed when the trailer parking is interpreted.

Ms. DeLong did her own traffic study which had around 100 more cars traveling on West Leesport Rd than the Engineer's traffic study.

She also commented on the noise level of the operation and DEP's Chapter 105 permit.

Ralph Porr of Mimosa Lane was concerned with the exit to the parking lot being opposite his driveway. He said the location already is on a curve which makes it difficult to get out of his driveway. It will be dangerous to have the driveways opposite each other.

Steve Zmroczek lives on Leisch's Bridge Rd and his backyard will face the retention pond. He believes in heavy rain his yard will be inundated with water.

A motion was made by Matt Hood to adjourn the meeting at 9:11 PM. Seconded by Don Ballou. All in favor - the motion carried.

**Bern Township Planning Commission
Russ Adams**

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
AUGUST 13, 2019

PRESENT:

Planning Commission Members – Russ Adams: Jud Ackelson; Matt Hood; Steve Tricarico; Craig Priebe; Keith Mooney, Solicitor; Engineer Todd Greenawalt, SSM, Inc.

Meeting as called to order at 7:30 PM by Russ Adams.

A motion to accept the minutes of the meeting of July 9, 2019 was made by Jud Ackelson, seconded by Steve Tricarico – all in favor and the motion was carried. Craig Priebe abstained.

SUBDIVISION PLANS:

UGI TRAINING CENTER - FINAL LAND DEVELOPMENT PLAN

Sandy Kime, ELA Group, stated that the only changes made to the plan is the equipment shed in the back of the building is slightly larger, the parking lot is smaller and a parking lot in the front was eliminated. Stinson Drive will be widened, curbs will be put in and trees will be planted. A full landscape screen will be placed adjacent to the residential property and along Route 222. Mr. Greenawalt, SSM, Inc. went over his review letter of August 9, 2019. Mr. Greenawalt stated that the traffic impact fee of \$98,300.00 will need to be paid prior to the issuance of a building permit. The applicant is offering 4,668 square feet of additional Right-of-Way along Stinson Drive for dedication to the Township and will require approval of the Township Solicitor. Atty. Mooney stated that he will need a legal description and an exhibit for dedication. Atty. Mooney will also prepare the Improvements Agreement and Maintenance Agreement. Mr. Greenawalt read over the additional items on the August 9, 2019 review letter of SSM.

Mr. Greenawalt stated that regarding the Stormwater Management Ordinance there are just general notations on the plan that need to be addressed.

Mr. Kime noted that under General Comments, plans have been submitted to Buckeye Pipeline. The Erosion and Sedimentation Control Plans will be listed on the Land Development Plans. The cover sheet the PSM notes and the easement plans will be recorded at the Berks County Recorder of Deeds office.

Mr. Greenawalt stated that a review letter was received from LTL stating that they are the Fire Marshall for the Township and a copy of this will be in the file.

Mr. Hood questioned why the parking spaces were lowered and Mr. Kime stated that they had more parking than the township requested and for their operation they did not need all that they had on the original proposal.

The equipment that would be used will be stored inside the building.

Sharon Henke asked what kind of training will be done at the property and was told that it was training for UGI employees if there was a gas leak.

A motion was made by Jud Ackelson that the Planning Commission give conditional plan approval for the UGI Training Center, seconded by Matt Hood – all in favor and the motions was carried.

SOLICITOR:

Atty. Mooney that a Zoning Map Amendment to move parcels of land from the Urban Residential to Rural Residential located along Sillman Lane and Washington Road. The Supervisors will be holding a Special Meeting on September 23, 2019 to discuss the zoning changes.

PUBLIC COMMENT:

Andrew Bensing owner of Peacock Kennels on Cross Keys Road was told by the Zoning Officer that he needed a Land Development Plan to put up a pole building. Mr. Bensing requested a waiver from Land Development. Atty. Mooney stated that anything over 5,000 sq. ft would need a waiver from the Board of Supervisors and his building is 6,000 sq. ft. Atty. Mooney stated that if the Planning Commission would recommend a waiver it would be with a condition that a plan be submitted that satisfies the requirements of the stormwater ordinance and that there would be a full stormwater review.

The Planning Commission members asked several questions and Atty. Mooney stated that this might only be a Sketch Plan of Record. Mr. Adams stated that the Planning Commission needed more details and a formal submission on paper.

Sharon Henke, 10 Heather Lane, questioned what was going to be discussed at the Special Meeting on September 23, 2019. Atty. Mooney stated that it was a zoning map change that was proposed to put certain areas in Light Commercial. Copies of the ordinance are available at the township building. The Board of Supervisors decided to make this change to provide for some uses that the township does not currently have. The Light Commercial Zoning District was created at the Supervisors Meeting and the Special Meeting is to put the properties that they contemplate to go into the Light Commercial District.

Ms. Henke asked when the Zoning Board was going to revise their policies pertaining to regulating land and protection of historic sites. Atty. Mooney explained that this is the Planning Commission and not the Zoning Hearing Board and what the difference was between the two boards. Atty. Mooney also stated that Bern Township does not have a historic district and explained what would have to be done to create the district. Ms. Henke voiced her concern about Eplers School House being torn down and was told to talk to the Supervisors about a historic district.

Scott Keller asked about the Keller Subdivision Plans and was told that the Planning Commission will be signing them tonight.

ADJOURNMENT:

A motion was made by Steve Tricarico to adjourn the meeting at 8:25 PM. Seconded by Matt Hood. All in favor – the motion carried

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
October 8, 2019**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Don Ballou; Matt Hood; Craig Priebe; Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 By Russ Adams.

A motion to accept the minutes of the meeting of July 9th, 2019 was made by Craig Priebe. The motion was seconded by Steve Tricarico. All in favor and the motion was carried. Don Ballou abstained.

SUBDIVISION PLANS:

DEJESUS ANNEXATION SUBDIVISION – Sketch plan for record.

The lot at the corner of Mitchell Ave. and Roosevelt is a 12,986 sq. ft. owned by Manuel and Nancy DeJesus. The lot will be annexed onto an adjacent lot owned by Shane and Kristie Troutman. The annexed lot will not be a separate individual building lot but will be joined in a common deed with the Troutman lot.

The sketch plan will need to be updated since one of the owners, Manuel DeJesus passed away recently.

Mr. Hoffert is requesting for the applicants a waiver of Section 154-18.A. The plan offers better legibility in a scale of 1" = 30'.

Steve Tricarico made a motion to recommend to the Bern Township Board of Supervisors the waiver to Section 154-18.A to allow the plan scale to be 1"=30'. Seconded by Don Ballou. All in favor – motion carried.

Mr. Hoffert is requesting recommendation of final plan approval upon the changes discussed due to the death of Mr. DeJesus.

Don Ballou made a motion to recommend to the Bern Township Board of Supervisors final plan approval. Seconded by Craig Priebe. All in favor – motion carried.

AGRICULTURAL SECURITY AREA:

GEISSLER TREE FARM – Recommendation for approval.

There are two parcels totaling approximately 44 acres that meet all the requirements of the law as an Agricultural Security Area. The parcels are applicable because the land is actively being farmed as a tree farm.

Matt Hood made a recommendation to the Board of Supervisors to accept the Geissler Tree Farm as an Agricultural Security Area. Seconded by Don Ballou. All in favor – motion carried.

TOP-STAR LIQUOR LICENSE – Top-star Inc. is requesting approval for an intermunicipal transfer of a liquor license at 2588 Bernville Rd. in Bern Township.

Steve Tricarico made a motion to recommend to Bern Township Board of Supervisors the approval of an intermunicipal liquor license to Top-star located at 2588 Bernville Rd. Seconded by Don Ballou. All in favor – motion carried

PUBLIC COMMENT: None.

A motion was made by Craig Priebe to adjourn the meeting at 8:00 PM. Seconded by Don Ballou. All in favor - the motion carried.

**Bern Township Planning Commission
Russ Adams**

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
November 12, 2019

PRESENT:

Planning Commission Members— Steve Tricarico; Jud Ackelson; Matt Hood; Craig Priebe; Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Jud Ackelson.

A motion to accept the minutes of the meeting of October 8th, 2019 was made by Steve Tricarico. The motion was seconded by Craig Priebe. All in favor and the motion was carried. Jud Ackelson abstained.

SUBDIVISION PLANS:

PERFETTO SUBDIVISION – Sketch plan for record.

John Hoffert is the professional land surveyor of record. Mr. Hoffert explained the Perfetto's are subdividing a 10.2 acre lot off their existing 34 acres.

The Environment Assessment Study needs to be done as well as the DEP Planning Module, so there was no action taken.

CARRIAGE HOUSE LLC – Land Development Sketch Plan

John Hoffert, on behalf of the owner, stated that the previous plan has too many changes to the aesthetics of the property which could change the designation on the Historic Registry.

Mr. Hoffert explained that the house would be used as a planning facility for events and the barn for the actual venue. Both buildings would not be used at the same time. The occupancy for the barn would be 99. The zoning requirements are a space for every 3 quests. There would be enough parking in the paved area to meet the requirements.

Mr. Hoffert is looking for the opinion of the Planning Commission members as to whether the new plan is cleaner and possibly withdrawal the previous plan.

The members did agree the alternate plan was cleaner than the original plan. No action was taken.

PEACOCK BRIDGE COMMERCIAL LAND & DEVELOPMENT – Sketch Plan for Record

Mr. Radar of Berks Surveying and Engineering showed the intent of the plan is to propose an indoor/outdoor training area for the existing business. The size of the building is 6,080 sq. ft. and will not require water supply or sewer disposal. There will be no change to the number of employees or the number of animals in the kennels.

There are 9 parking spaces which is more than the requirement but should be shown on the plan.

Mr. Rader is requesting 2 waivers. One, to wave the multi-stage plan review process and second to reduce the plan scale to 1"= 40' for better clarity on the plan.

Mr. Priebe made a motion to recommend to the Bern Township Board of Supervisors the waiver of 154-7.B to allow the sketch plan be used for recording requirements. Seconded by Mr. Tricarico. All in favor – motion carried.

Mr. Ackelson made a motion to recommend to the Bern Township Board of Supervisors the waiver of 154-18.A to allow the plan scale at 1"=40' instead of 1"-50'. Seconded by Mr. Tricarico. All in favor – motion carried.

The Planning Commission recommended that Mr. Radar get all the changes he has already addressed and get them on the plan for the next meeting.

REITNOUER PRODUCTION FACILITY – Revised Preliminary Land Development and Annexation Plan

There were no representatives for Reitnouer at the meeting.

The members made a decision not to discuss the numerous pages of the Review Letter without the plan's engineer or rep.

GRANDVIEW ESTATES – Sketch Plan

Atty. Mark Koch and Engineer Chuck Brandt represented the owners of the development. The revised plan calls for 5 lots instead of 6. All five lots provide frontage and will have driveways accessing West Leesport Road.

Three of the lots will need Board approval due to the depth to width ratio. The Board of Supervisors in the past did not like the configuration of the lots.

Members of the Planning Commission suggested the developer could reduce to 4 lots and that would take care of the lot configuration issues which might satisfy the Board of Supervisors.

PUBLIC COMMENT:

Jennifer DeLong had a question concerning the final outcome as to whether a trailer is a finished product. Atty. Mooney said he made a determination that a trailer is a finished product and that one trailer is permitted in one space. Trailers would not be able to be stacked.

Bob Fies discussed the problem of storm runoff from the roadway on Grandview Estates Development onto his property. The roadway is as wide as a street and there has been additional runoff since there was additional grading.

Mr. Frantz will look into the runoff problem.

A motion was made by Craig Priebe to adjourn the meeting at 8:55 PM. Seconded by Matt Ballou. All in favor - the motion carried.

Bern Township Planning Commission
Russ Adams

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
December 10, 2019

PRESENT:

Planning Commission Members— Steve Tricarico; Jud Ackelson; Matt Hood; Don Ballou; Russ Adams; Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Mr. Adams.

A motion to accept the minutes of the meeting of November 12th, 2019 was made by Steve Tricarico. The motion was seconded by Jud Ackelson. All in favor and the motion was carried. Don Ballou and Russ Adams abstained.

SUBDIVISION PLANS:

PERFETTO SUBDIVISION – Sketch plan for record.

John Hoffert is the professional land surveyor of record. Mr. Hoffert explained the Perfetto's are subdividing a 10.2 acre lot off their existing 34 acres.

The Environment Assessment Study has been submitted and approved by SSM. And the soil percolation tests for the on lot sewage disposal was submitted to DEP.

The owners have agreed to pay the Recreation Fee.

The transfer of the Clean & Green Tax Program from one owner to the new owner must be done before the occupancy permit is granted.

Mr. Tricarico made a motion to recommend to the Bern Township Board of Supervisors to accept the sketch plan for record contingent on all items on the Engineer's letter of Dec. 6th, 2019 are completed. Seconded by Don Ballou. All in favor - the motion carried.

PEACOCK BRIDGE COMMERCIAL LAND & DEVELOPMENT – Sketch Plan for Record

Dan Graybill of Berks Surveying and Engineering explained the intent of the plan is to propose an indoor/outdoor training area for the existing business. The size of the building is 6,080 sq. ft. and will not require water supply or sewer disposal. There will be no change to the number of employees or the number of animals in the kennels.

Many of the items from the November, 2019 meeting have been addressed.

Mr. Hood made a motion to recommend to the Bern Township Board of Supervisors the conditional approval of the sketch plan for record contingent on all items on the Engineer's letter of Dec. 6th being completed. Seconded by Jud Ackelson. All in favor - the motion carried.

REITNOUER PRODUCTION FACILITY

Reintnouer has submitted a letter in November, 2019 requesting a year's extension.

G&T INDUSTRIES – Preliminary Land Development and Subdivision Plan

Glen Bogia of Bogia Engineering and Joe Fitzpatrick counsel for G&T were present to discuss G&T's plan to annex four existing parcels into one single parcel and then subdivide the single parcel into three lots.

One lot is proposed for an industrial building and the other two lots are to remain undeveloped.

Mr. Bogia asked for some guidance on several items listed on the Engineer's Dec. 6th letter. Mr. Bogia said item #3 concerning the building facade treatment will be on the next submission.

Item #4 concerning the vacation of a section of Van Reed Road and a new section of Van Reed Rd. was discussed as to whether the Township would take dedication of the road or would it be a private road. Most comments from the Board and Township Road Master were towards the private road.

Item #18 concerning whether sidewalks would be required. The Engineer said that the entire plan would be required in order for him to make a determination if sidewalks are needed.

Mr. Fitzpatrick commented on the parking space requirements and how the number of spaces required by the Township makes for more macadam than is absolutely necessary for approximately 80 employees. The more macadam the more runoff of storm water. A possible resolution could be to "ghost" in 207 spaces with green but macadam when parking is needed. It would be more like a deferral of the parking spaces.

PUBLIC COMMENT:

Jennifer DeLong asked what the Reitnouer extension means. Atty. Mooney explained that Reitnouer can submit a different plan or keep the same plan with changes. The developer has till 12/31/20 to get plans approved.

It was discussed that unless Reitnouer has plans to submit at a meeting, they should not be listed on the agenda. The Engineer's letter from November has not been discussed at a meeting since there were no representatives of the project present in either November or December's meeting.

Representatives of Eagle Brass, John Anderton and Mark Troutmen were asking for some guidance with a landscape plan already on record but cannot be implemented because the plan is incorrect. There are plants to be planted near tanks and plants to be located where there is macadam.

Some Board Members said they should go back to the design company and have them redo the plans. Mr. Anderton commented they wanted nothing to do with the design company and will probably hire a new one to fix the problem.

A motion was made by Don Ballou to adjourn the meeting at 8:55 PM. Seconded by Steve Tricarico. All in favor - the motion carried.

Bern Township Planning Commission
Russ Adams