

Bern Township Planning Commission Meeting of March 14, 2023

Present - Planning Commission: James Dailey, Glenn Sweigert, Michael Werley, James Rumbaugh, and Jim Colflesh

Absent - Planning Commission: Steve Tricarico

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

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

Minutes: Mr. Werley made a motion to accept the minutes of the meeting of February 14, 2023 as written. The motion was seconded by Mr. Rumbaugh. All voted in favor and the motion carried.

Public Comment: Ms. Karen Krater of Hoffert Surveying presented an Alternate Landscape Plan for the Township Municipal Building Plan. A landscape buffer or screen is required in the first 20 feet of the property along the western property line per Section 184-52.B(1) of the Zoning Ordinance. Ms. Krater stated the Township Police Chief has requested no landscaping buffer or screening be provided for the new building addition, especially along the west property line, for security reasons. The Alternate Landscape Plan proposes no landscape buffering or screen and essentially proposes the existing conditions act as the Alternate Landscape Plan. A motion was made by Jim Rumbaugh to recommend the Board of Supervisors approve the Alternate Landscape Plan as presented during the meeting. Mr. Colflesh seconded the motion. All in favor and the motion carried.

Subdivision and Land Development Plans:

S & L Mechanical Preliminary Land Development Plan: Ms. Karen Krater of Hoffert Surveying was in attendance representing the plan. Ms. Krater provided a summary of the intent of the plan to the Planning Commission. The SSM letter dated March 10, 2023 was discussed. Ms. Krater presented an Alternate Landscape Plan for the project. Mr. Sweigert made a motion to recommend the Board of Supervisors approve the Alternate Landscape Plan contingent on the planting distances between the proposed evergreen trees along the northern property line be included on the presented plan. Mr. Werley seconded the motion. All in favor and the motion carried. Ms. Krater presented a letter to the Planning Commission dated March 14, 2023, to request two waivers. The first waiver was for Section 154-19.A, to provide a plan scale of 1 inch = 30 feet instead of the required 1 inch = 50 feet. A motion was made by Mr. Werley to recommend the Board of Supervisors grant this waiver and seconded by Mr. Colflesh. All in favor and the motion carried. The second waiver was for Section 152-8.L, to request not having to provide sidewalk along the frontage of James Drive. A motion was made by Mr. Sweigert to recommend the Board of Supervisors grant this waiver and seconded by Mr. Rumbaugh. All in favor and the motion carried. Ms. Krater stated she will request a waiver of Section 154-30.I(1)(a)[4], from providing a full blown Traffic Impact Study and instead provide documentation of a trip generation analysis for the project. Ms. Krater agreed to the other items in the letter and plans to submit a revised plan. No further action was taken on the plan.

Lords & Ladies Preliminary Land Development Plan: Mr. Joe Rogosky of Great Valley Consultants was in attendance representing the plan. Mr. Rogosky provided a summary of the intent of the plan to the Planning Commission. The SSM letter dated March 10, 2023, was discussed. Mr. Werley made a motion to approve the proposed size and location of the loading area as indicated on the plan and seconded by Mr. Sweigert. All in favor and the motion carried. Mr. Rogosky presented a letter to the Planning Commission dated March 13, 2023, to request a waiver for Section 154-30.1(1)(a)[4], to allow the trip generation evaluation previously provided to suffice the requirement of submitting a full blown Traffic Impact Study. A motion was made by Mr. Sweigert to recommend the Board of Supervisors grant this waiver and seconded by Mr. Colflesh. All in favor and the motion carried. A waiver of Section 152.8.L, was formally requested on November 22, 2022, to not provide curb and sidewalk along PA Route 183 and along MacArthur Road at this time. A motion was made by Mr. Rumbaugh to recommend the Board of Supervisors grant this waiver and seconded by Mr. Sweigert. All in favor and the motion carried. Mr. Rogosky requested the Planning Commission approve the preliminary plan. Mr. Sweigert made a motion to recommend the Board of Supervisors approve the preliminary plan contingent upon the outstanding conditions of the SSM letter dated March 10, 2023, being satisfactorily addressed. The motion was seconded by Mr. Rumbaugh. All in favor and the motion carried.

Penske Preliminary Land Development Plan: No one was in attendance representing the plan. Mr. Steve Bensinger of Stackhouse Bensinger, Inc., representing the plan emailed SSM earlier in the day indicating Penske plans to revise the plan based on the comments in the SSM letter dated March 10, 2023, and submit the revised plans at a later date. As such, they did not intend to attend this meeting.

Solicitor: Mr. Mooney presented the Short Term Rental Zoning Ordinance Amendments. A motion was made by Mr. Rumbaugh to recommend the Board of Supervisors approve the proposed amendments as presented and seconded by Mr. Colflesh. All in favor and motion carried.

Adjournment: A motion made by Mr. Sweigert to adjourn the meeting at 8:25 pm and seconded by Mr. Colflesh. All in favor.