

## **Bern Township Planning Commission Meeting of September 12, 2023**

Present: Planning Commission: Steve Tricarico, James Dailey, James Colflesh 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.

### **Public Comment**

None.

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

#### **Berkshire Country Club Waiver of Land Development Plan**

Mr. Tricarico asked Atty. Mooney and Mr. Morey if there is any reason not to approve the waiver from land development. Mr. Morey stated no. Atty. Mooney stated there is no new impervious surface being created since this will be a structure over an existing patio. Mr. Dailey made a motion to approve the Berkshire Country Club Waiver of Land Development; Mr. Colflesh seconded. All in favor. Motion carried.

#### **Penske District Services Facility Final Plan**

Mr. Steve Bensinger from Stackhouse Bensinger, Inc. and Mr. Jon Wiltanger from Penske were in attendance representing the plan. Mr. Bensinger stated that no changes have been made and the items that remain are minor and not something the Board would need to look at from a planning standpoint. Mr. Bensinger requested approval of the final plan contingent on completion of the comments in the September 7, 2023 review letter. He also stated they have received the Conservation District Letter of Completeness, but they are still waiting for their review and comments as this may involve some minor changes on some items in the SSM review letter. Mr. Tricarico inquired about item 5, schematic architectural drawings of the proposed commercial building, including building orientation, Section 154-19.D(15). Mr. Bensinger stated they were included in the last submission. He also stated Penske has not given final approval, but it would likely be the exterior that may be different with the shape of the building remaining the same. The September 7, 2023 SSM letter was discussed. Mr. Morey asked Mr. Bensinger if there were any particular items pertaining to Stormwater he would like to discuss and Mr. Bensinger stated they felt they could address the items in the letter. Mr. Morey stated they should contact Craig Mimose this week for questions on design. Mr. Tricarico asked about item 26, Stilling Basin detail, letter e, and asked about the fencing completely enclosing the basin for safety. Mr. Bensinger stated they only have it partially enclosed, but they will fence it completely with a maintenance gate. Mr. Tricarico also asked if there needs to be an agreement for maintaining the fencing due to trash and debris. Atty. Mooney stated this is actually part of the Stormwater Maintenance Agreement. Mr. Morey informed Mr. Bensinger that he should be contacted with questions regarding item 16. Mr.

Tricarico asked about item 50, which does not apply because the subdivision has already been approved and recorded. A motion was made by Mr. Colflesh to recommend that the Board of Supervisors approve the Penske District Services Facility Final Plan subject to the September 7, 2023 SSM review letter. Mr. Rumbaugh seconded. All in favor. Motion carried.

### **Salamone Sketch Plan for Record**

Ms. Karen Krater from Hoffert Surveyors was present representing the plan and provided a brief summary to the BTPC. The intent of the plan is for the property owner to subdivide a 5-acre lot off his existing property leaving a residue parcel of 3.31 acres which has an existing dwelling. Mr. Morey asked if the soil percolation testing has been done. Ms. Krater stated Mr. Hoffert was working with Mr. Scot McCaffrey from Systems Design Engineering, Inc. on them. Mr. Morey asked if there were issues with the street monuments. Ms. Krater went over the existing monuments and stated there was an issue at the one corner due to the property line traveling through a tree. Ms. Krater asked if a waiver could be requested for the monuments even though she didn't have it in writing. Atty. Mooney stated all waiver requests have to be submitted in writing. Mr. Morey stated he did not have an issue with a written waiver request for the monuments. Atty. Mooney asked if the owner was intending to pay the recreation fees and Ms. Krater stated yes. A motion was made by Mr. Rumbaugh to recommend that the Board of Supervisors approve the Salamone Sketch Plan for Record subject to the September 8, 2023 SSM review letter and the BOS approval of the Monument Waiver Request to be submitted. Mr. Colflesh seconded. All in favor. Motion carried.

Mr. Tricarico went over the Subdivision Status Report and inquired about the status of Lords and Ladies. Mr. Potts stated that the plans are signed and ready, but not recorded because the developer still needs to post the municipal escrow before they will be released.

Mr. Tricarico asked what was happening with Garage Strength and Atty. Mooney stated a time extension has been submitted.

Mr. Tricarico inquired about S&L Mechanical and Mr. Potts stated the plans were ready for Planning Commission signatures.

### **Solicitor**

Atty. Mooney stated he had nothing to present.

### **Adjournment**

Mr. James Dailey made a motion to adjourn at 7:56 PM; Mr. Colflesh seconded. All in favor. Motion carried.