

Bern Township Planning Commission Meeting of January 11, 2022

Present: Planning Commission: Steve Tricarico, James Dailey, Glenn Sweigert, and Jim Colflesh

Absent: Planning Commission: Jim Rumbaugh

Also attending: Charles Haws filling in for Mr. Keith Mooney, Solicitor; Todd Greenawalt, Spotts, Stevens & McCoy, Inc.

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

Reorganization: The Chairman asked the members to make nominations for the reorganization of the Planning Commission for 2022. Mr. Tricarico was nominated as Chairman, James Dailey was nominated as Vice-Chairman, and Glenn Sweigert was nominated as Secretary. Motion made and all in favor.

Minutes: A motion to accept the minutes of the meeting of December 14, 2021 was made and seconded. All voted in favor and the motion was carried.

Public Comment: Mr. Haupt, who resides on Mahlon Drive in the Township stated he had plans prepared to improve his property. Mr. Tricarico and Mr. Potts stated he should submit the plans with the Township office.

Subdivision and Land Development Plans:

A. MISCO Final Land Development Plan: Steve Bensinger from Stackhouse Bensinger Inc. was in attendance representing the plan. The intent of the plan is to construct an 80,925 square foot warehouse addition and associated new parking areas on a 13.628 gross acre lot that fronts on both Stinson Drive (T-521) and Leiscz Bridge Road (T-938). Public sewer and water service is proposed. The SSM letter dated January 7, 2022 was discussed. The Planning Commission acted on the following waiver: Section 149-23.E – for relief to provide graded slopes not to exceed a steeper slope than three horizontal units to one vertical unit. The Planning Commission recommended to the Board of Supervisors to grant this waiver. Motion was made and seconded. All voted in favor and the motion was carried. SSM received an email from LTL Consultants stating the Landscape Plan complies with the Zoning Ordinance. Mr. Bensinger stated he will meet with SSM to revise the stormwater management plan in the near future to meet the Township's requirements. Mr. Bensinger requested conditional final plan approval. After discussion on the matter, the Planning Commission recommended the Board of Supervisors grant conditional plan approval contingent on the plan satisfactorily addressing the issues in the SSM letter dated January 7, 2022. A motion was made and seconded. All voted in favor and the motion was carried.

B. 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 and a residual section of the parcel to remain undeveloped. The SSM letter dated January 7, 2022 was discussed. Discussion centered on the possible widening of Stinson Drive to meet collector road standards, whether curb and sidewalk be provided along Stinson Drive and the disturbance of riparian buffer zones. A variance is required for disturbance of the riparian buffer areas and a hearing is scheduled in February with the Zoning Hearing Board. Mr. Bogia stated he is requesting waivers for the right-of-way, the cartway, curb, and sidewalk.

Mr. Potts stated if the members take action on the waivers it will automatically be included on the Board of Supervisors February meeting. The Board of Supervisors action on the waivers may have an influence on the amount of disturbance of the riparian buffer areas. The Planning Commission acted on the following waivers:

- Section 154-24.C(1) for relief from cartway widening of Stinson Drive. The Planning Commission recommended to the Board of Supervisors to not grant this waiver. 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. The Planning Commission recommended to the Board of Supervisors to not grant this waiver. Motion was made and seconded. All voted in favor and the motion was carried;
- Section 154-32.C for relief from curb along Stinson Drive. The Planning Commission recommended to the Board of Supervisors to not grant this waiver. Motion was made and seconded. All voted in favor and the motion was carried;
- Section 154-32.D for relief from sidewalk along Stinson Drive. The Planning Commission recommended to the Board of Supervisors to grant this waiver. Motion was made and seconded. All voted in favor and the motion was carried.

No other action was taken on the plan.

C. Burkey Stinson 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 construct two industrial buildings on a section of the lot on the southwestern quadrant of Stinson Drive and West Leesport Road with associated parking and two driveways onto Stinson Drive. Mr. Haws stated he will research with Mr. Mooney whether two separate plans for the same property can be active with the Township at the same time. A lengthy discussion centered on the widening of Stinson Drive and West Leesport Road and whether curb and sidewalk be provided. The Planning Commission also stated they would prefer only one driveway be provided on Stinson Drive. Mr. Bogia stated he would like direction from the Township for the possible improvement to these roads. Mr. Potts stated Mr. Bogia should email him with a request to be included on the February Board of Supervisors meeting.

No other action was taken on the plan.

Solicitor: Mr. Haws had nothing to address with the Planning Commission.

Adjournment: A motion made to adjourn the meeting at 8:47 pm and seconded and all in favor.