

## **Bern Township Planning Commission Meeting of February 9, 2021**

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

Keith Mooney, Solicitor; Kent Morey, Engineer, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 pm by Steve Tricarico

**Minutes:** A motion to accept the minutes of the meeting of January 12, 2021 was made by Russ Adams. The motion was seconded by Jim Dailey. All voted in favor and the motion was carried.

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

1. **Willow Hollow Land Development Plan** (Sketch Plan for Record) Pole Building construction for equipment storage. Mr. Dave Roberts from Entech Engineering was present to represent this project.
  - a. Request to waive section 154.18.B(4) regarding using subdivision plan lot line data instead of field surveyed lot lines. James Dailey made a motion to approve waiver and Mr. Jim Coleflesh seconded the motion. All voted in favor. Motion carries.
  - b. Request to waive 154-18.C(1)(a) through (d) to forego submitting historic resource studies, protected area analysis, environmental assessments and steep slope analysis.
    - i. Kent Morey recommended adding the following note as a condition to granting the waiver:  
*ii. If evidence of archaeological resources is discovered during construction, the Pennsylvania Historic and Museum Commission shall be notified and representatives of the Pennsylvania Historic and Museum Commission shall be given the opportunity to photograph said archaeological resources in situ and shall be permitted to remove said archaeological resources in conformance with applicable law.*
    - iii. Motion to grant the waiver with the conditional statement above was made by Mr. Glenn Sweigert; Mr. James Dailey seconded the motion. All voted in favor and the motion passed.
  - c. Request to use a scale of the drawings of 1"=20' in lieu of the ordinance requirement of 1"=50'. The use of the larger scale allows improved legibility. Mr. Morey recommended granting the waiver. Mr. James Dailey made a motion to grant the waiver and Mr. Glen Sweigert seconded the motion. All voted in favor and the motion passed.
  - d. Request a waiver to allow a 6" pipe diameter due to the relatively small size of the stormwater management facilities required for this project. Mr. Glenn Sweigert made a motion to grant the waiver. Mr. James Dailey seconded the motion. All voted in favor and the motion passed.

- e. The Planning Commission will ask the Zoning officer whether site models and/or graphic portrayals, providing a clear perspective of the relationship of the proposed development to the site and its visual impact on adjacent properties should be submitted to the Township.
  - f. Mr. Roberts stated that they will comply with the following zoning requirements:
    - i. Maintaining a 20 foot minimum distance between accessory buildings
    - ii. Providing a Protected Area - Net Out calculation analysis.
  - g. Mr. Roberts also stated that they will comply with the required subdevelopment and land development requirements as noted in paragraphs 5 -11 in the February 5, 2021 Spotts, Stevens and McCoy letter.
  - h. Mr. Roberts also stated that they will comply with the required Stormwater management ordinance as noted in paragraphs 12 and 13 in the February 5, 2021 Spotts, Stevens and McCoy letter.
  - i. Mr. Russ Adams made a motion to recommend to the Board of Supervisors to grant conditional approval of the sketch plan subject to waivers and items detailed in the February 5, 2021 Spotts, Stevens and McCoy letter. Mr. James Dailey seconded the motion. All voted in favor and the motion passes.
2. **SUNCAP Land Development Plan** (Preliminary Plan) Package Distribution Center. Mr. Tom Ludgate was present to represent the project.
- a. **Two waiver requests:**
    - i. Section 154-19.A – To provide plans with scales of 1" = 300 feet and 1" = 30 feet rather than the required plan scale of 1" = 50 feet. The plan scales vary throughout the plan set from 1" = 120 feet, 1" = 100 feet, 1" = 50 feet and larger. Mr. Morey does not support the 1" = 120 feet variance, but the others are acceptable. Mr. Glenn Sweigert made a motion to grant the waiver with the exception noted. James Dailey seconded the motion. All voted in favor.
    - ii. Section 154-19.C(6) – To allow a location map for the purpose of locating the property being subdivided or developed, drawn at a scale of one inch equals 800 feet. A location map has been provided on Sheet 1 at a scale of one inch equals 2,000 feet. Given the size of this site and the previous Conditional Use Order, Mr. Morey has no objection to the waiver request. Mr. Dailey made a motion to grant the waiver and Mr. Sweigert seconded. All voted in favor. The motion passes.
  - b. **Zoning ordinance**
    - i. Mr. Keith Mooney stated that he has a letter from the zoning officer that a package distribution facility is permitted in the Limited Industrial Zoning district.
    - ii. Mr. Ludgate stated that they will comply with the following zoning requirements:
      - 1. Decorative building façade. Sections 184-52.H and 184-52.I.
      - 2. Landscape plan, Section 184-148 and Section 184-152.J. In particular, any single parking area with more than 12 spaces shall

utilize at least 10% of its area in landscaping, which shall be in addition to the open areas requirements of the Limited Industrial Zoning District. Section 184-148.D.

3. Lighting plan: lighting shall not be utilized in such a manner to produce a noxious glare or light intensity greater than one foot-candle beyond the lot boundaries, Section 184-149.

iii. Compliance with environmental performance standards of Section 184-153: Mr. Tom Ludgate said that the standard regarding noxious fumes is not applicable. Mr. Kent Morey said to explain why it's not applicable in their report.

c. Off Street Parking:

i. Section 184-156.T Mr. Ludgate said they will comply with this requirement. The number of off-street parking spaces required for an industrial use must accommodate the proposed use; in addition to 2 spaces per 1,000 square feet of floor area. In calculating the minimum required based on the facility size, a total of 357 spaces are required. A total of 376 off-street parking spaces are provided. The proposed van parking spaces should not be counted as off-street parking spaces. Section 184-156.Q. In addition, there must be sufficient area to accommodate one parking space for every 1-1/3 employees based on future needs. Section 184-52.C.

ii. Mr. Steve Tricarico asked about parking for tractor trailers and vans. He asked that they show this on the plans. Mr. Ludgate said that the traffic plan should answer his questions. Mr. Tricarico also asked if that includes off-street loading and Mr. Ludgate answered yes. He added that in this facility all you have is what goes in and out. There aren't materials coming in. Mr. Tricarico asked about in and out traffic volume overnight. Mr. Morey noted that the intent is to identify parking spaces. Mr. Ludgate responded that the size is adequate as noted on plan. Unlike a manufacturing plant, this is just deliveries. Mr. Coleflesh asked if they have enough doors for tractor trailers? Mr. Kent Morey stated that Suncast needs to identify how many Tractor trailers they anticipate coming to facility and they have enough parking for them. Mr. Ludgate answered that they will provide letter that answers this issue.

1. Reserving space for future needs. Mr. Morey stated that the plan identifies Suncap's current needs and does not plan for expansion, so this may be a moot issue. Mr. Ludgate concurred stating that no expansion is planned. He added, if things change, we will submit an expansion plan and update parking. Mr. Mooney asked, do you know if employees use company vans to commute back and forth to work or do they use their own vehicles? Mr. Ludgate answered that they use their own vehicles

for commuting which is why the car parking is pretty extensive. Mr. Sweigert asked about parking volume when there are both personal vehicles and company vans, because vans and cars are parked at the same time. Mr. Ludgate answered that van parking is just for the vans and car parking is just for cars. They are separate parking lots. Mr. Tricarico asked if it is included in 376 number? Mr. Ludgate answered No. Mr. Tricarico commented that there is more than adequate parking.

- iii. Mr. Ludgate stated that they will comply with the Off-street parking space dimensions, Section 184-156.T.
  - iv. Parking and landscaping Section 184-156.T. Mr. Ludgate stated that they will comply. Mr. Keith Mooney stated that the zoning officer needs more information about parking & landscaping. Mr. Ludgate will coordinate zoning officer.
  - v. Regarding Environmental Assessment Statement. The Applicant should include on this plan all areas of environmental disturbance identified within the Exhibits. These areas can then be reviewed for consistency and it is our opinion, if no significant changes exist, this would satisfy the requirement of not having to submit an Environmental Assessment Statement. Mr. Ludgate said they will comply and submit a separate exhibit. Mr. Keith Mooney noted that the relief granted is based on a draft plan. Mr. Morey noted that he needs to see the variance from previous draft plan. Mr. Ludgate will submit exhibits to Kent Morey.
- d. Land Development Ordinance
- i. Mr. Ludgate said they will comply with the subdivision and land development requirements as noted in items 15-18 of Kent Morey's letter.
  - ii. They will also comply with the requirement for the fire marshal to review and comment on the plan.
  - iii. Mr. Ludgate will also comply with items 20, 21, 22. Mr. Kent Morey noted that the Township may require an impact study with regard to utilities, sufficient electricity in the area. Mr. Ludgate noted that there's an allotment set aside for the park on a first come, first served basis. Suncap is first in line, so there's plenty of capacity for them.
  - iv. Mr. Tricarico stated that we haven't seen in the past the need to verify electrical capacity. Will that impact the Township? Mr. Dailey said that a new line is planned for the airport area to supply additional power. Mr. Ludgate noted that there is a plan in place for additional power. Mr. Tricarico said that there is no need to request impact study for electrical. Mr. Adams agreed.
  - v. Mr. Tricarico asked if the planning commission has input into hydrogeological impact study? Are there any sinkholes on the property.

Mr. Mooney said that the planning commission has input. Mr. Ludgate said that there is potential for sinkholes, but Geotechnical studies say there are no immediate sinkhole issues.

vi. Regarding driveway entrances in industrial zones not to exceed 16 ft., Mr. Ludgate said that if it is a requirement, they will ask for a waiver. Mr. Mooney indicated that someone else also requested waiver and thought that it could be a typo. That it should probably say maximum, not minimum. Mr. Ludgate indicated it will be a curbed entrance.

e. Stormwater.

i. Mr. Ludgate said that he had no comments that require planning commission inputs. Mr. Tricarico noted that there are preliminary plans on most items. He stated that they need more information before the planning commission could approve it.

f. Traffic

i. Mr. Tricarico asked if there is a problem without a traffic light? Mr. Morey answered no.

ii. The submitted Traffic Evaluation (TE) is essentially a supplement to the TIS that was previously approved for the overall Industrial Park. In our opinion this is appropriate. 38. The TE evaluated projected operation of the intersection of Aviation Road and SR 183 (with the recently constructed improvements) for the full build-out condition, incorporating the additional traffic that is expected from this proposed facility, as compared to the original TIS assumptions. The analyses indicate that the intersection is expected to operate well with the additional traffic, assuming a traffic signal is in place. Without a traffic signal, the Level of Service for traffic exiting Aviation Road is expected to be poor, as was predicted by the original TIS. 39. We agree with the stated conclusions of the TE, that no design changes are warranted at the intersection of Aviation Road and SR 183, and that as build-out continues in Berks Park 183 the intersection should be monitored to see if/when a traffic signal is warranted, as provided for in the previously executed Memorandum of Understanding.

iii. Mr. Adams expressed concern about trying to avoid traffic from the development going behind the airport because it's residential. Mr. Morey asked why would you want to force traffic a certain direction? Mr. Potts noted that residents in West Shore are concerned about heavy truck traffic on Leiscz Bridge Road in front of their development. Mr. Potts explained that it's a public road, so we can't force traffic to go a certain way. In addition, it would be a challenge to enforce. He added that when there are truck restrictions, they're based on truck weight, then there's a citation. But there's no citation for left vs right turn. Mr. Mooney noted that you need to post an official traffic sign such as "no right turn." Then the citation would be failure obey traffic sign. The Township would have to officially amend the ordinance to prohibit a right turn there. Mr. Ludgate suggested that we can add sign that all trucks must turn right; that's all we can do until there's enough traffic volume to

warrant a traffic light. Mr. Coleflesh asked what the financial impact to the township is to increase police services due to a potential increase in traffic accidents. Mr. Mooney explained that PennDot won't let you do anything immediately. Mr. Coleflesh added that there's a financial impact from additional police and rescue services. Mr. Mooney stated that they're going to increase the tax base. He added that we need to wait for enough traffic to warrant a traffic light. Mr. Ludgate suggested that the no right turn restriction it just applies to trucks. Mr. Tricarico concluded that we have a partial resolution to issues.

iv. Mr. Morey stated that no design changes are warranted per traffic evaluation.

g. General Comments:

i. Mr. Ludgate will comply with comments to items 40-46, including FAA requirements.

**Solicitor:** Mr. Mooney asked if there are any plans about to expire? Mr. Morey answered that there are none.

**Public Comment:** Mr. Morey recommended that Spotts, Stevens, and McCoy provide the township with an extranet service. It is an internet connection to a file system that resides in the SSM computer system. It is secured with a log in and would provide access to documents and plans. Mr. Tricarico asked if there is any cost to the township? Mr. Morey would double check any cost involved. Mr. Morey will coordinate with the township to explore instituting an extranet service. The planning commission expressed unanimous approval and will submit a recommendation to the board of supervisors.

**Adjournment:** Mr. Dailey made a motion to adjourn and Mr. Sweigert seconded. All voted in favor and the meeting adjourned 8:43 pm.