

Bern Township Planning Commission Meeting of March 8, 2022

Present: Planning Commission: Steve Tricarico, James Dailey, Glenn Sweigert, Michael Werley, and Beth Burkovich

Absent: Planning Commission: Jim Rumbaugh

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

The meeting was called to order at 7:31 pm by Mr. Tricarico.

Minutes: A motion to accept the minutes of the meeting of February 8, 2022 was made and seconded. All voted in favor and the motion carried.

Public Comment:

Berks County Rec Center Concept Plan: The County would like to remove a 48' X 82' synthetic turf area and install a 40' X 68' pavilion at the same location. The size of the proposed pavilion is greater than 180 square feet which warrants a land development plan in accordance with Bern Township definition of land development. The County is requesting a waiver from submitting a land development plan. Mr. Joe Rogosky from Great Valley Consultants was in attendance representing the plan and offered a brief description of the proposed plan. The proposed pavilion will not require a need for more parking and would be a net reduction in impervious coverage per the Stormwater Management Ordinance. After discussion, a motion was made and seconded to recommend the Board of Supervisors grant the waiver request to not require a land development plan. All voted in favor and the motion carried.

Subdivision and Land Development Plans:

Penske Preliminary Land Development Plan: Steve Bensinger from Stackhouse Bensinger Inc. was in attendance representing the plan as well as Shawn and John from Penske. Mr. Bensinger offered an overview of the proposed intent of the plan to develop a 31.173 acres lot of the Hartman Family Partnership tract located in the southern side of Route 183 between Van Reed Road and Red Bridge Road. The property lies within the Office/Research (OR) District but will be developed in accordance with the Town Center Overlay District with public sewer and public water service. Penske proposes to construct three separate buildings on the lot with a driveway onto Van Reed Road and onto Red Bridge Road. Penske plans on widening and make other improvements to both roads. The SSM letter dated March 4, 2022 was discussed. Penske is requesting a waiver from Section 154-30.I.(2).(b), for relief from submitting an Utilities Impact Study. After discussion, a motion was made and seconded to recommend the Board of Supervisors grant the waiver request subject to Penske submitting to the Township an electrical study performed by Met Ed in 2019 and a new study performed on the electrical load management needs for this area and submitted to the Township. All voted in favor and the motion carried. Penske is requesting a waiver from Section 154-30.I.(2).(d), for relief from submitting a Fiscal Impact Analysis. A motion was made and seconded to recommend the Board of Supervisors grant the waiver request. All voted in favor and the motion carried. Penske is requesting a waiver from Section 154-30.I.(2).(f), for relief from submitting a Hydrogeologic Impact Study. A motion was made and seconded to recommend the Board of Supervisors grant the waiver request. All voted in favor and the motion carried. Mr. Bensinger and Penske withdrew the waiver request of Section 154-32.D regarding sidewalk. Penske agreed to provide sidewalk and curb along both Van Reed Road and Red Bridge Road.

Penske stated they will revise the plans to address the items in the SSM letter. Mr. Mooney provided a copy of the Development Agreement dated November 6, 2017, between Bern Township and DEPG Berks Associates I, L.P. to Penske. No other action was taken on the plan.

Solicitor: Mr. Mooney stated he had nothing to present.

Adjournment: A motion made to adjourn the meeting at 8:38 pm and seconded and all in favor.