

## **Bern Township Planning Commission Meeting of June 14, 2022**

Present: Planning Commission: Steve Tricarico, James Dailey, Glenn Sweigert, Michael Werley, and Jim Rumbaugh

Also attending: Mr. Tim Dietrich, Solicitor; Todd Greenawalt, Spotts, Stevens & McCoy, Inc.

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

**Minutes:** A motion to accept the minutes of the meeting of May 10, 2022 was made and seconded. All voted in favor and the motion carried.

**Public Comment:** None

**CIRCADIA – waiver request from Land Development Process for shed:** Chuck Hess from Systems Design Engineering and David Mease from CIRCADIA were in attendance representing the plan. Mr. Hess provided a presentation about the intent of CIRCADIA's Plan to install a 504 square foot pre-manufactured shed on the property. The shed will be set on top of an existing paved surface so there will be no increase in stormwater runoff. The proposed location will not impede travel circulation on the property nor will it affect existing parking spaces. No utilities are proposed for the shed nor is any excavation for the shed necessary. The shed will not be anchored. By definition in the Ordinance, a land development is considered a building greater than 180 square feet. CIRCADIA is requesting a waiver from the Board of Supervisors from having to submit a land development plan. A motion was made to recommend the Board of Supervisors grant a waiver from the land development process and seconded. All voted in favor and the motion carried.

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

**Herbine Lot Annexation Sketch for Record Plan:** Justin Herbine was in attendance representing the plan. Mr. Herbine offered a brief overview of the proposed intent of the plan to annex a 28,878 square feet parcel from the neighboring property owned by Louis Shucker and Sherry Faust onto Mr. Herbine's lot. The properties are located along McCoy Lane. No improvements are proposed as part of the plan. The SSM letter dated June 9, 2022 was discussed. Mr. Herbine agreed with the items in the letter. A motion was made to recommend the Board of Supervisors grant approval of the plan contingent on satisfying the outstanding items in the SSM letter and seconded. All voted in favor and the motion carried.

**Leisch's Bridge Road 2 Lot Subdivision Plan:** Greg Bogia from Bogia Engineering was in attendance representing the plan. Mr. Bogia offered a brief overview of the proposed intent of the plan to subdivide an existing 33.7 acre tract of land located along Leisch's Bridge Road just south of the intersection with Van Reed Road owned by Greater Berks Development Fund into one lot and a residue lot. The proposed Lot 1 does not have any road frontage on an existing public or private street. The SSM letter dated June 12, 2022 was discussed. Discussion centered on ways of providing access to the proposed lot. The PC believes a private street meeting the standards of the SALDO can be created to provide access to

proposed Lot 1. The PC does not believe sidewalks or curbing is necessary along Leisz's Bridge Road. The PC did not make any recommendations to the Board of Supervisors. No action was taken on the plan.

**Berks Park 183 Buiding H Preliminary Land Development Plan:** Tom Ludgate – Ludgate Engineering and Jeremy Zaborowski, the Executive Director of the BCIDA were in attendance representing the plan. Mr. Ludgate provided the PC with a brief update on the plan. The SSM letter dated June 11, 2022 was discussed. Mr. Ludgate stated the fire marshal did review the plan and approved the proposed fire access to the site along with approving the proposed fire loop road. Mr. Ludgate and Mr. Zoborowski agreed with the other items in the letter. A motion was made to recommend the Board of Supervisors grant a waiver request from Section 149.22.A(4)(b) to provide a 2:1 slope on the exterior side of basin BMP#1 and seconded. All voted in favor and the motion carried. A motion was made to recommend the Board of Supervisors grant approval of the preliminary plan contingent on satisfying the outstanding items in the SSM letter and seconded. All voted in favor and the motion carried.

**Solicitor:** Mr. Dietrich stated he had nothing to present.

**Adjournment:** A motion made to adjourn the meeting at 8:40 pm and seconded and all in favor.