

Bern Township Planning Commission Meeting of August 10, 2021

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

Absent: Planning Commission: Jim Rumbaugh

Also attending: Keith Mooney, 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 July 13, 2021 was made by Mr. Dailey. The motion was seconded by Mr. Sweigert. All voted in favor and the motion was carried.

Subdivision and Land Development Plans:

a. Gary Mengel Sketch Plan for Record: Michael Hartman from Dh Enterprises was present representing the plan. Mr. Hartman briefly discussed the intent of the plan which is to convey a portion of lot 1 to lot 2 of properties owned by Gary L. Mengel, Jr. The property is located on Rick Road between West Leesport Road and Fairview Drive within the Rural Residential Zoning District. The proposed lot will be served by on-lot water supply and on-lot sewage disposal. SSM letter dated August 6, 2021 was discussed. Mr. Hartman stated he will comply with all the items in the letter. Mr. Adams made a motion to recommend the BOS approve the plan subject to the conditions set forth in the August 6th SSM letter. Motion seconded by Mr. Dailey. All voted in favor

b. Logistics Center 222 Sketch Plan: Jed Momont from North Point Development and Donald Hass from Bogia Engineering were in attendance representing the plan Mr. Momont made a presentation about his firm and the intent of the site. North Point Development would be the contracted buyer of the project. Presented and discussed a booklet on the firm as well as the project. Mr. Momont said the proposed height of the building will be 50 feet. He realizes zoning relief will be required for this proposed height. He said there were four options he may consider in seeking zoning relief. He also mentioned he already received approval from FAA for a proposed building height of 45 feet. The SSM letter dated August 6, 2021 was discussed. The discussion of waiver requests listed on the plan resulted in the withdrawal of a waiver request for Section 154-30.1 (2)(b)(d)(e)(f) & (h). Mr. Dailey asked what is being considered to limit truck traffic on W. Leesport Rd. Both men representing the plan stated they will explore various measures to limit the truck traffic to and from the site. Discussions carried out on the anticipated traffic for the site and the locations of the driveways. This will further be addressed in the traffic impact study. No action was taken.

c. SUNCAP Land Development Preliminary Plan: Mr. Tom Ludgate from Ludgate Engineering was present representing the plan.

SUNCAP is proposing to construct a 250,955 square feet industrial building with associated parking, paving, and trailer parking area. The building is located off of Aviation Road next to the Reading Regional Airport. The tract is owned by Berks County Industrial Development Authority and lies within the Limited Industrial Zoning District with a slight portion of the site on the northern end within the Airport Special Use Zoning District. Public sewer and public water service are proposed. This site was part of a larger tract of land subject to a Conditional

Use Order and Decision dated October 4, 2016 to allow the BCIDA to locate a large scale industrial park. The Decision also relaxed the protected area standards of the Township's Ordinances.

Mr. Ludgate mentioned he can and will comply with all the comments in the SSM letter dated August 6, 2021. New waiver requests listed on the plan were discussed. One waiver is a request from Section 149-22.A(4)(a) to provide a 2:1 slope on the exterior basin side slopes. I added if Mr. Ludgate was agreeable to planting a grass that requires minimum maintenance which he agreed to. Mr. Adams made a motion to recommend approving a waiver from Section 149-22.A(4)(a) to provide a 2:1 slope on the exterior basin side slopes with the minimal maintenance grass planted. The motion was seconded by Glenn Sweigert. All voted in favor. Another request for a waiver of Section 154-32.E for relief to not require full depth 2A stone backfill in trenches. Mr. Adams made a motion to recommend approving this waiver. Motion was seconded by Mr. Sweigert. All voted in favor.

Mr. Greenawalt stated that the plan is proposing a secondary means of access to the facility from the proposed adjacent land development facility to the east. The emergency access drive profile shall demonstrate that emergency access vehicles can negotiate the proposed profile/terrain. In order to properly demonstrate this, vertical curves should be provided where changes in grade exceed 1%. Mr. Ludgate stated they will include the necessary information on the plan. Mr. Ludgate also stated SUNCAP will pave the emergency access drive from their parking lot down to the proposed access means to the adjacent parcel as shown on the plan as part of this plan.

Mr. Ludgate requested Preliminary Plan approval. Mr. Dailey made a motion to recommend the Board of Supervisors approve the preliminary plan subject to satisfactorily addressing the items listed in the SSM letter dated Aug 6, 2021. Motion was seconded by Mr. Adams. All voted in favor.

d. MISCO Preliminary Land Development Plan: Scott Miller was in attendance representing the plan. Mr. Miller gave a brief update on the proposed plan. Brian Potts stated the waiver regarding the plan scale for Section 154-19.A was approved by the Board of Supervisors at their July 6, 2021 meeting.

Members discussed the other waiver requests. Mr. Miller requested a waiver from Section 154-30.I(2)(b)(c)(d)(e)(f) & (h) to not have to provide Impact Studies listed in this Section of the Ordinance. Mr Miller said they will provide the necessary traffic information for the proposed project but requested not having to submit a full traffic impact study. I stated that Mark Stabolepsy – SSM be contacted for the necessary information. Mr. Dailey made a motion to recommend the Board of Supervisors approve the waiver request from Section 154-30.I(2)(b)(c)(d)(e)(f) & (h) to not have to submit the Impact Studies. Motion was seconded by Mr. Adams. All voted in favor.

A motion was made by Mr. Daley to recommend the Board of Supervisors approve a resolution to allow the driveway width to exceed 16 feet. Motion was seconded by Mr. Sweigert. All voted in favor.

Discussion carried out on having to provide curb and sidewalk along Stinson Drive and Leiszcz's Bridge Road. Mr. Mooney stated the curb and sidewalk requirements along Stinson Drive and Leiszcz's Bridge Road can be addressed during the improvements agreement process. Mr. Greenawalt stated the landscaping plan will need to be reviewed by the zoning officer. Mr. Miller stated he will check into the existing cartway widths on Stinson Drive and will provide that information on the plan.

No further action was taken.

Solicitor: Mr. Mooney stated that he had nothing to deliver to the members.

Adjournment: Mr. Adams made a motion to adjourn, and Mr. Dailey seconded the motion. The meeting adjourned at 9:05 pm.