

Bern Township Planning Commission Meeting of September 14, 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 August 10, 2021 was made. All voted in favor and the motion was carried.

Subdivision and Land Development Plans:

a. Eberly Subdivision Sketch Plan for Record: Nick Henn from Impact Engineering Group was present representing the plan. Mr. Henn briefly discussed the intent of the plan which is to subdivide an existing parcel with two separate dwellings and allow each dwelling to be placed on its own lot. The property is located at 1264 West Leesport Road within the Agricultural Business (AB) Zoning District. Each dwelling is served by on-lot water supply and on-lot sewage disposal. SSM letter dated September 10, 2021 was discussed. Mr. Henn stated he will comply with all the items in the letter. A motion was made to recommend the BOS approve the plan subject to the conditions set forth in the September 10th SSM letter. All voted in favor of the motion.

b. Wentzel/Schaeffer Subdivision Sketch Plan for Record: John Hoffert from John W. Hoffert Land Surveyor was in attendance representing the plan. Mr. Hoffert briefly discussed the intent of the plan which is to subdivide a lot from an existing parcel for a proposed single family dwelling. The property is located at 1530 Hilltop Road and is within both the Rural Residential (RR) Zoning District and the Suburban Residential (SR) Zoning District. The proposed dwelling will be served by on-lot water supply and on-lot sewage disposal. SSM letter dated September 10, 2021 was discussed. Mr. Hoffert stated he will comply with all the items in the letter. Mr. Hoffert submitted a written waiver request from Section 154-32.1(4)(c). A motion was made to recommend the BOS grant the waiver request of Section 154-32.1(4)(c) to place monuments at the two required locations only on lot 1 in the Shurr Road right-of-way provided all the lot corner pins have been set for the Wentzel/Schaeffer Sketch Plan for Record. All voted in favor of the motion.

No further action was taken.

c. MISCO Preliminary Land Development Plan: Steve Bensinger was in attendance representing the plan. Mr. Bensinger gave a brief update on the proposed plan. The SSM letter dated September 10, 2021 was discussed. Mr. Bensinger presented an email from a MISCO representative stating they will have enough electrical capacity to service the proposed building addition. Mr. Bensinger stated he will submit the preliminary plan to LTL Consultants for a zoning officer review. Mr. Bensinger submitted a letter outlining the loading/unloading information for SSM to review. Mr. Bensinger stated he will submit the revised plans to the fire marshal. Mr. Mooney stated the Board of Supervisors at their September 7th meeting approved a resolution to allow the driveway to be wider than 16 feet.

Discussion carried out on the proposed width of the driveway and whether curb and sidewalk be provided along Stinson Drive and Leiszc's Bridge Road. Mr. Bensinger stated the plans need to be revised to reflect the current cartway widths on Stinson Drive after the improvements were made by UGI. Mr. Bensinger stated he will submit trip generation information to SSM for review.
No further action was taken.

Solicitor: Mr. Mooney informed the members the allotted review period for the Eberly Subdivision Sketch Plan for Record and the BCIDA Building H Plan will expire on October 11, 2021. The members stated they normally do not take any action on the review period.

Adjournment: A motion made to adjourn the meeting at 8:58 pm and all in favor.