

Bern Township Planning Commission Meeting of October 12, 2021

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

Absent: Planning Commission: none

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

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

A motion was made to amend the agenda to include the Wentzel/Schaeffer Sketch Plan for Record and to amend the agenda to include the Penske Body Shop Sketch Plan. All voted in favor and the motion was carried.

Minutes: The minutes from the September 14, 2021 were not available to everyone so no action was taken to accept the minutes. They will be included on the November 9, 2021 meeting agenda.

Subdivision and Land Development Plans:

a. SUNCAP Final Plan: Tom Ludgate was in attendance representing the plan. Mr. Ludgate stated no significant changes have been made to the final plan. The SSM letter dated October 8, 2021 was discussed. Mr. Mooney stated there is a conditional use hearing scheduled on November 1, 2021 with Board of Supervisors (BOS) for a proposed change in the building height. The proposed height would be taller than what is shown on this plan. Mr. Ludgate confirmed. The Planning Commission made a recommendation to the BOS to grant final plan approval conditioned the issues in the October 8, 2021 SSM letter being satisfactorily addressed and pending the outcome of the conditional use hearing. All voted in favor of the motion.

b. Wentzel/Schaeffer Subdivision Sketch Plan for Record: John Hoffert from John W. Hoffert Land Surveyor and Mr. Wentzel were in attendance representing the plan. The intent of the plan 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 and the dwelling will be served by on-lot water supply and on-lot sewage disposal. The SSM letter dated October 12, 2021 was discussed. A lengthy discussion occurred regarding the proposed location of the driveway. The Planning Commission is OK with the location as shown on the plan. SSM letter states it would like the driveway location moved 70 feet to the west. Mr. Hoffert submitted a waiver request of Section 154-26.D(3) to allow the driveway to be located within 60 feet of the nearest cartway intersection. The Planning Commission recommended the BOS grant the waiver request. All voted in favor of the motion. Mr. Hoffert requested conditional plan approval. The Planning Commission recommended the BOS grant conditional plan approval contingent on the plan satisfactorily addressing the issues in the SSM letter dated October 12, 2021. All voted in favor of the motion.

c. Penske Body Shop Sketch Plan: Steve Bensinger of Stackhouse Bensinger Inc. and a representative from Penske were in attendance representing the plan. The intent of the plan is for Penske to propose a 31,980 square foot body shop building on an existing 8.21 acre parcel located at the southwest corner of

Leisczs Bridge Road and US Route 222. The property lies within the Limited Industrial District. The proposed building will utilize public sewer and public water service. Both persons confirmed the proposed facility will not have any vehicle rental service. Both also confirmed the facility will be a state of the art facility for a vehicle repair and a body shop for Penske customers only. The Zoning Officer may need to provide interpretation of the off-street parking requirements for the facility. The SSM letter dated October 12, 2021 was discussed. Planning Commission took no action on the plan.

Solicitor: Mr. Mooney had nothing to share with the members.

I informed the members that the Eberly Subdivision Sketch Plan for Record and the Gary Mengel Lot 2 Sketch Plan for Record are ready to sign by the PC members.

Adjournment: A motion made to adjourn the meeting at 8:45 pm and all in favor.