

**Bern Township Planning Commission Meeting of December 9, 2025**

Present: Planning Commission: Mr. James Dailey, Mr. Christopher Becker, Mr. James Colflesh, Mr. Michael Werley, and Mr. Steve Tricarico.

Also Attending: Mr. Kent Morey, Spotts, Stevens & McCoy

Mr. James Dailey called the meeting to order at 7:30 p.m.

**Acceptance of Minutes**

The minutes of October 14, 2025, meeting were approved. Motion by Mr. Becker, seconded by Mr. Tricarico. Motion carried.

**Public Comments**

None

**Subdivision and Land Development Plans**

Mr. Chuck Frantz from C2C Design Group provided a revised sketch plan that was presented to the Board originally by Impact Engineering. The sketch plan is for the property located at the southeast corner of West Leesport and Route 183, owned by Riverfront Federal Credit Union. There are two (2) properties Lot 125-B & Lot 125-D in this location. Lot 125-B will be the focus for tonight’s discussion. Proposal for Lot 125-B is to be subdivided into two lots: 125-B-1 at 1.2 acres and 125-B-2 at 1.1 acres. 125-B-1 is being proposed to be developed for an automated bank teller drive-thru, no occupied building to include 5 off-street parking spaces. At this phase the Stormwater Management has not been designed but will be done in the future. With respect to access, we propose a full 2-way ingress/egress access point located in line with the proposed subdivision line that will serve both lots in the future. Also proposing a second access point which would be an access out onto West Leesport Road. Items that have changed from the original sketch plan, is general location of the automated teller was modified for easier circulation and previously showed one access point instead of two. With respect to the access point and concern having the ingress/egress along Route 183, we understand that requirements prohibit direct access but are looking for suggestions for convenience and having traffic circulate through and exit safely. There was a lengthy discussion regarding possible options for the access point(s) for this project.

Letter from Spotts, Stevens & McCoy was reviewed by Mr. Morey.

It was suggested to C2C Design Group to get on the agenda for the next Board of Supervisors Meeting.

**Solicitor**

No Comment

**Adjournment**

Mr. Werley made a motion to adjourn at approximately 8:15 p.m.; seconded by Mr. Becker. All in favor. Motion carried.