

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF JANUARY 10, 2017**

**PRESENT:**

Planning Commission Members – Steve Tricarico; Jud Ackelson; Russ Adams; Paul Prutzman, Craig Priebe, Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy (SSM)

**Meeting was called to order at 7:30 PM by Steve Tricarico.**

**Reorganization:**

A motion to nominate Steve Tricarico as Chairman was made by Russ Adams, seconded by Craig Priebe – all in favor and the motion was carried.

A motion to nominate Russ Adams as Vice Chairman was made by Paul Prutzman, seconded by Craig Priebe – all in favor and the motion was carried.

A motion to nominate Craig Priebe as Secretary was made by Jud Ackelson, seconded by Steve Tricarico – all in favor and the motion was carried.

A motion to accept the minutes of the meeting of December 13, 2016 was made by Russ Adams – seconded by Jud Ackelson – all in favor and the motion was carried.

**SUBDIVISION PLANS**

**Empire Group of Reading – Revised Sketch Plan For Record**

Karen Krater represented the above plan which proposes to subdivide a tract at the intersection of Butter Lane and Chestnut Street into three lots.

Glenn Neuhs reviewed SSM letter of December 28, 2016 for the Planning Commission. Jud Ackelson moved that the plan be recommended for approval to the Board of Supervisors. The motion was seconded by Russ Adams – all in favor, the motion was carried.

The Planning Module was signed by Steve Tricarico.

**Bulk Chemicals Bern Site – Preliminary Land Development Plan**

Scott Miller of Stackhouse Bensinger represented the plan for a new building and expanded parking at the intersection of Stinson Drive and Old Airport Road. The January 6, 2017 review letter of SSM was discussed. Parking issues will be discussed with the Zoning Officer. The Planning Commission found the alternative landscaping concept generally acceptable. Stormwater issues must be resolved with the Township Engineer. The applicant will justify two access points to Stinson Drive. No action was taken on the plan.

**Tuscher Annexation Subdivision – Sketch Plan For Record**

The plan was signed by the Planning Commission.

**Public Comment**

Anthony Borelli of Century 21 Real Estate appeared with Mssrs. Firing, Keith and Ellis regarding their subdivision plan. It was determined that the Planning Commission previously recommended approval of the plan to the Board of Supervisors contingent on the January 2016 review letter of SSM. A three party right-of-way agreement among the parties will be necessary.

Russ Adams will not attend the February meeting of the Planning Commission. Matthew Hood, in the audience, was asked to attend the meeting as the alternate member of the Planning Commission.

A motion to adjourn the meeting was made at 8:20 PM by Paul Prutzman – seconded by Jud Ackelson – all in favor and the motion was carried

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF FEBRUARY 14, 2017**

**PRESENT:**

Planning Commission Members—Steve Tricarico, Jud Ackelson, Matthew Hood, Paul Prutzman, Craig Priebe; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc.

**Meeting was called to order at 7:30 by Steve Tricarico.**

A motion to accept the minutes of the meeting of January 10, 2017 was made by Paul Prutzman-- seconded by Craig Priebe – all in favor and the motion was carried.

**SUBDIVISION PLANS**

**BULK CHEMICALS BERN SITE-REVISED PRELIMINARY DEVELOPMENT PLAN**

Glenn Neuhs reviewed SSM letter of February 10, 2017 for the Planning Commission.

The plan shows 57 parking spaces and will have to be confirmed by Zoning Officer. Additional information needed for stormwater management to be reviewed.

The applicant would work out the details for the two access points to Stinson Drive.

They will address outstanding items and return at a later meeting. No action taken at this time.

**STONEHEDGE FARM II**

No one appeared at the meeting.

**PROPOSED WAWA FOOD MARKET-SKETCH PLAN**

This proposed WAWA Market is at the site of T & C's Market at the intersection of Bernville and West Leesport Roads.

This is proposed at a different location than originally shown to the Planning Commission. The members of the Planning Commission were pleased with the new location.

Glenn Neuhs reviewed SSM letter of February 10, 2017 for the Planning Commission.

Glenn Neuhs advised the representatives that they should resolve the issue with the access with the Zoning Officer.

They will return with a Preliminary Plan at a later meeting.

## **Public Comment**

### **Holiday Village Change in Ownership**

John Hoffert, III, the Surveyor, appeared on behalf of the developer to discuss whether changes in the ownership structure of the buildings which are depicted on the Subdivision and Land Development plan will necessitate a revision to the plan of record being filed. As a result, the Planning Commission discussed with Mr. Hoffert scenarios which would require a revised plan being filed and those which would not. As a result of the discussion, Mr. Hoffert was going to discuss with his client whether the site would be subject to a condominium arrangement to facilitate this proposed new ownership structure or would fee simple title be conveyed. No board action was taken with regard to this matter.

A motion to adjourn the meeting was made at 8:25 p.m. by Craig Priebe and seconded by Jud Ackelson – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico

No  
Bern Township

Planning Commission Meeting

was held in March 2017

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF APRIL 11, 2017**

**PRESENT:**

Planning Commission Members—Steve Tricarico, Jud Ackelson, Matthew Hood, Russ Adams; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc. Paul Prutzman and Craig Priebe were absent.

**Meeting was called to order at 7:30 by Steve Tricarico.**

A motion to accept the minutes of the meeting of February 14, 2017 was made by Jud Ackelson – seconded by Matthew Hood – all in favor and the motion was carried. Russ Adams abstained.

There was no meeting for the month of March 2017.

**SUBDIVISION PLANS**

**GOLDSTEIN- SKETCH PLAN FOR RECORD**

Proposed plan to subdivide a 1.459 acre parcel along Poplar, North Tulpehocken and Oak Grove Roads into two lots.

Glenn Neuhs reviewed SSM letter of February 28, 2017 for the Planning Commission. The items listed under Compliance with Zoning Ordinance have been completed. Letters of approval from the authority and RAWA have been received.

A motion was made by Jud Ackelson to recommend to the Board of Supervisors that they will not require street trees on Lot 2 -seconded by Russ Adams -all in favor and the motion was carried.

A motion was made by Russ Adams to recommend approval to the Board of Supervisors subject to outstanding items in SSM letter of February 28 and the approval of the previous motion. The motion seconded by Matthew Hood – all in favor and the motion was carried.

## **BULK CHEMICALS BERN SITE-REVISED PRELIMINARY LAND DEV PLAN**

The representative stated application has been submitted to Zoning Hearing Board for relief from the 42 parking spaces. The meeting is scheduled for end of the month. Attorney Keith Mooney stated that the supervisors have determined that they will not oppose this request.

All waivers will be submitted at once.  
They will return at the next meeting.

## **STONEHEDGE FARM III-REVISED FINAL PLAN**

Glenn Neuhs reviewed SSM letter of March 10, 2017 for the Planning Commission.  
A note to the plan will be added stating Lot 4 will not be subject to any further subdivision.

The plan has not yet been formally submitted with the changes. They will address all outstanding issues and appear at next meeting.

## **SOLICITOR**

Attorney Mooney stated again that the Supervisors will not oppose the Zoning Requests from Bulk Chemical, WAWA or the storage facility.

## **Public Comment**

### **Berks County Prison**

Brad Smith from Arrow Consulting representing the Berks County Prison addressed the Planning Commission.

They would like to change and have a better entrance plan (driveway) to the prison. The representative was asking if a land development plan would be necessary.

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A motion was made by Russ Adams to recommend to the Board of Supervisors that they waive the requirement to submit subdivision land development plan conditioned upon the design and construction of the driveways be reviewed and approved by the township as part of the storm water management plan. The motion was seconded by Jud Ackelson- all in favor and the motion was carried.

A motion to adjourn the meeting was made at 8:20 p.m. by Russ Adams and seconded by Matthew Hood – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF MAY 9, 2017**

**PRESENT:**

Planning Commission Members-- Jud Ackelson, Matthew Hood, Russ Adams; Paul Prutzman; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc. Craig Priebe was absent.

**Meeting was called to order at 7:30 by Russ Adams.**

A motion to accept the minutes of the meeting of April 11, 2017 was made by Jud Ackelson – seconded by Matthew Hood -- all in favor and the motion was carried. Paul Prutzman abstained.

**SUBDIVISION PLANS**

**STONEHEDGE FARM III REVISED FINAL PLAN**

This plan has four lots proposed, two in Bern and two in Leesport. Lot 4 does access on West Pine Street.

A note will be added to the plan that Lot 4 will have no further subdivision.

Glenn Neuhs reviewed SSM letter of May 5, 2017 for the Planning Commission.

A motion was made by Jud Ackelson to recommend approval to the Board of Supervisors with the condition all items be resolved in SSM letter of May 5, 2017. The motion was seconded by Paul Prutzman- all in favor and the motion was carried.

**GRANDVIEW ESTATES – SKETCH PLAN FOR RECORD**

The plan proposes 8 phased lots along West Leesport Road. A cul-de-sac is proposed at the present time and the township prefers not to see them.

Glenn Neuhs reviewed SSM letter of May 5, 2017 for the Planning Commission.

It was suggested to build the road and minimize the driveways. They should also touch base with Kent Morey to discuss the drainage issues.

There are many items to be addressed and they will revise plan and return at a later meeting.

A motion to adjourn the meeting was made at 8:25 p.m. by Paul Prutzman and seconded by Matthew Hood – all in favor and the motion was carried.

Bern Township Planning Commission  
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
JUNE 13, 2017**

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**PRESENT:**

Planning Commission Members— Jud Ackelson, Steve Tricarico, Russ Adams; Craig Priebe; Paul Prutzman; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc.

**Meeting was called to order at 7:30 by Steve Tricarico.**

A motion to accept the minutes of the meeting of May 9, 2017 was made by Paul Prutzman – seconded by Russ Adams – all in favor and the motion was carried. Craig Priebe and Steve Tricarico abstained.

**SUBDIVISION PLANS**

**HOLIDAY VILLAGE – RESUBMISSION/REVISION OF PLAN**

This is a change of ownership for Phase 1 and 2. A trust was created for the grandchildren.

Glenn Neuhs reviewed SSM letter of June 9, 2017 for the Planning Commission. After discussion, the representative will email a set of plans to the solicitor for review. This would be reviewed in order to decide if plan should be labeled a re-subdivision or revision to plan of record.

No action at this time and they will return at a later meeting.

**BULK CHEMICALS-REVISED PRELIMINARY LAND DEV PLAN**

Glenn Neuhs reviewed SSM letter of June 9, 2017 for the Planning Commission. Scott Miller reported that they are in the process of finalizing the easement under Item #4 under Stormwater Ordinance.

A motion was made by Russ Adams to recommend the waiver from Section 154-19.A Plan Scale to the Board of Supervisors – seconded by Jud Ackelson – all in favor and the motion was carried.

The motion was seconded by Craig Priebe – all in favor and the motion was carried.

**BCIDA: Berks Park 183 -PRELIMINARY LAND DEV. PLAN**

The representative stated they intend to submit an extension of time.

A motion to recommend denial of the plan by Craig Priebe to the Board of Supervisors, unless they file for an extension of time to the Township. This motion was seconded by Jud Ackelson – all in favor and the motion was carried.

A motion to adjourn the meeting was made at 8:50 p.m. by Paul Prutzman and seconded by Craig Priebe – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
JULY 11, 2017**

**PRESENT:**

Planning Commission Members – Jud Ackelson; Steve Tricarico; Russ Adams; Craig Priebe; Matthew Hood [Alternate]; Atty Charles Haws, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy (SSM); Josele Clearly, special counsel.

**Meeting was called to order at 7:30 PM by Steve Tricarico.**

A motion to accept the minutes of the meeting of June 13, 2017 was made by Russ Adams – seconded by Craig Priebe – all in favor and the motion was carried. Matthew Hood abstained.

**SUBDIVISION PLANS:**

**Bulk Chemicals – Final Land Development Plan**

Glenn Neuhs reviewed SSM letter of July 7, 2017 for the Planning Commission. Scott Miller reported that they are in the process of finalizing the easement under Item #8 under Stormwater Ordinance.

A motion was made by Jud Ackelson to recommend plan approval with all items to be addressed on SSM letter of July 7, 2017 to the Board of Supervisors. The motion was seconded by Russ Adams – all in favor and the motion was carried.

**Stonehedge Farm 3 – Final Land Development Plan**

Brian Focht appeared on behalf of the applicant. The July 11, 2017 review letter of SSM was discussed. A motion was made by Craig Priebe to recommend plan approval conditioned on addressing all items in the July 11, 2017 review letter of SSM. The motion was seconded by Jud Ackelson – all in favor and the motion was carried.

**WaWa Food Market – Final Land Development Plan**

No representative of WaWa appeared, and no action was taken on the plan.

A motion to adjourn the meeting was made at 7:55 p.m. by Russ Adams – seconded by Craig Priebe – all in favor and the motion was carried

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
AUGUST 8, 2017**

**PRESENT:**

Planning Commission Members— Jud Ackelson, Steve Tricarico, Russ Adams; Craig Priebe; Paul Prutzman; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc. ; Josele Cleary, Special Counsel.

**Meeting was called to order at 7:30 by Steve Tricarico.**

A motion to accept the minutes of the meeting of July 11, 2017 was made by Craig Priebe – seconded by Russ Adams – all in favor and the motion was carried. Paul Prutzman abstained.

**SUBDIVISION PLANS**

**WAWA FOOD MARKET – REVISED FINAL LAND DEV. PLAN**

There have been no major changes in the plan. After brief discussion and reviewing two drafts submitted by Special Council, the following motion, which has been drafted and recommended by Josele Cleary, Special Council was proposed:

I, Paul Prutzman, move that the Planning Commission recommend that the Board of Supervisors approve the Proposed Wawa Food Market Final Land Development Plans prepared by Bohler Engineering, Project No. PC161233, dated May 23, 2017, revised July 19, 2017, subject to the following conditions:

Applicant shall comply with the conditions that the Board of Supervisors imposed upon its approval of the Proposed Wawa Food Market Preliminary Land Development Plans except as the Board of Supervisors may modify such conditions.

Applicant shall comply with all requirements set forth in the review letters from Spotts, Stevens and McCoy dated July 7, 2017, and August 4, 2017.

Applicant shall, at Applicant's sole cost and expense, prepare all necessary applications to the Pennsylvania Department of Transportation ("PennDOT") for approvals necessary to implement all of the recommendations in the Wawa

Development Transportation Impact Analysis prepared by Traffic Planning and Design, Inc., dated July 25, 2017, including, but not limited to, installation of a right-turn lane on Bernville Road for vehicles entering the site; implementation of an advance left-turn phase for eastbound SR 183 (SR 183 South) and southbound West Leesport Road even though it is not predicted to meet the applicable PennDOT conflict factor and modifications to the traffic signal shall also include an emergency responder preemptor, and, if applicable, modifications to the intersection that PennDOT has approved. If PennDOT approves all or part of such application, Applicant, at Applicant's cost and expense, shall make modifications to the traffic signal and, if applicable, to the intersection that PennDOT has approved.

If PennDOT does not approve the advance left-turn phase for eastbound SR 183 (SR 183 South) and West Leesport Road at this time, Applicant shall provide the Township with a cost estimate to prepare a traffic count, warrant analysis, and traffic signal modifications for the advanced phase. The Township Engineer will review such cost estimate and, upon approval of the cost estimate Applicant shall post escrow with the Township in such amount. Escrow shall be posted in a manner acceptable to the Township. The Township or Applicant shall perform the traffic count and warrant analysis four years after the issuance of a certificate of occupancy for the Wawa facility unless the Township determines that such analysis should be performed at an earlier date. If Applicant does not perform the analysis, the Township may draw upon the escrow posted, perform the analysis, and submit the application to PennDOT. If PennDOT approves the application, Applicant shall make all necessary modifications to the traffic signal within ninety (90) days of notification from the Township to do so. If Applicant does not make the modifications authorized by PennDOT, the Township may draw upon the escrow, make the modifications, and invoice Applicant or, if different, the owner of the Property for any costs in excess of the amount in escrow. If Applicant or a successor owner of the Property performs all tasks required by this condition, the Township shall return funds deposited in escrow to the party which posted such funds. This condition shall be included as a note on the plan to bind future landowners.

Applicant shall reimburse the Township for all reasonable engineering fees and attorneys' fees in the review of plans, attendance at meetings, review and preparation of documents, and inspection of improvements within 30 days from the date of an invoice for such costs.

This motion was seconded by Craig Priebe – all in favor and the motion was carried.

## **HOLIDAY VILLAGE – PHASES 1 AND 2 FINAL PLAN OF RESUBMISSION/REVISION**

Glenn Neuhs reviewed SSM letter of June 9, 2017 for the Planning Commission. Attorney Keith Mooney stated that a note be added to the plan with regards to approval dates of Phase 1 and 2 and that this plan reflects a change in ownership but no change in layout.

A motion was made by Jud Ackelson to recommend approval of this resubmission/revision plan to the Board of Supervisors subject to the above note being added; motion seconded by Russ Adams – all in favor and the motion was carried.

## **GRANDVIEW ESTATES (YOCUM) – REVISED SKETCH SUBDIVISION PLAN**

The plan proposes 8 phased lots along West Leesport Road. The main issue on this plan is the proposed cul de sac which SSM letter states should be eliminated.

Glenn Neuhs reviewed SSM letter of August 2, 2017 for the Planning Commission. The Planning Commission discussed the items outlined and recommended to the developer that they should decide which relief item to pursue in order to go forward with the plan.

A motion to adjourn the meeting was made at 8:55 p.m. by Craig Priebe and seconded by Russ Adams – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
SEPTEMBER 12, 2017**

**PRESENT:**

Planning Commission Members— Jud Ackelson, Steve Tricarico, Matthew Hood; Craig Priebe; Paul Prutzman; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc.

**Meeting was called to order at 7:30 by Steve Tricarico.**

A motion to accept the minutes of the meeting of August 8, 2017 was made by Jud Ackelson – seconded by Craig Priebe – all in favor and the motion was carried. Matthew Hood abstained.

**SUBDIVISION PLANS**

**NEW BEHAVIORAL HEALTH CAMPUS- PRELIMINARY LAND DEV. PLAN**

Glenn Neuhs reviewed SSM letter of September 8, 2017 for the Planning Commission.

The representative stated he will meet with Kent Morey to discuss the numerous issues listed under Stormwater management.

This is a phasing plan and portions of the parking will not be completed until the future buildings are built.

The building is a secure building.

Attorney Keith Mooney recommended a phasing plan as part of the submitted plan.

The items will be addressed and will return at a later meeting- no action taken at this time.

## **HOLIDAY VILLAGE PHASE 1 AND 2 RESUBDIVISION PLAN**

These plans were signed by the Planning Commission.

A motion to adjourn the meeting was made at 8:15 p.m. by Paul Prutzman and seconded by Matthew Hood – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
OCTOBER 10, 2017**

**PRESENT:**

Planning Commission Members— Jud Ackelson, Russ Adams; Matthew Hood, Craig Priebe; Paul Prutzman; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc. Steve Tricarico was absent.

**Meeting was called to order at 7:30 by Russ Adams.**

A motion to accept the minutes of the meeting of September 12, 2017 was made by Paul Prutzman – seconded by Craig Priebe – all in favor and the motion was carried. Russ Adams abstained.

**SUBDIVISION PLANS**

**Lots 7 & 8 of Dreslin Property Subdivision -Revision of Plan of Record (Final Plan)**

The applicant is proposing to adjust the lot line between Lots 7 & 8 in the rear of the property.

Glenn Neuhs outlined the remaining outstanding items from SSM letter of October 3, 2017.

A motion was made by Craig Priebe to recommend approval of the plan to the Board of Supervisors – seconded by Matthew Hood. All in favor and the motion was carried.

**SOLICITOR – TOWN CENTER ZONING ORDINANCE**

This ordinance amendment shall provide for the establishment of a Town Center Overlay District applicable to certain properties within the Office/Research Zoning District.

Attorney Keith Mooney reviewed the amendment for the Planning Commission and they were in favor of the amendment and entered a motion.

There is a proposed retail center which would be able to take advantage of this ordinance change. Restaurants, grocery store, movie theater and other office space is the projected plan.

A motion was made by Paul Prutzman to recommend approval of the ordinance amendment to the Board of Supervisors- seconded by Craig Priebe. All in favor and the motion was carried.

A motion to adjourn the meeting was made at 8:05 p.m. by Craig Priebe and seconded by Jud Ackelson – all in favor and the motion was carried.

Bern Township Planning Commission  
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
NOVEMBER 14, 2017**

**PRESENT:**

Planning Commission Members— Steve Tricarico; Jud Ackelson, Russ Adams; Matthew Hood, Craig Priebe; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc. Paul Prutzman was absent.

**Meeting was called to order at 7:30 by Steve Tricarico.**

A motion to accept the minutes of the meeting of October 10, 2017 was made by Craig Priebe – seconded by Russ Adams – all in favor and the motion was carried.

**SUBDIVISION PLANS**

**New Behavioral Health Center-Revised Preliminary Land Dev. Plan**

Glenn Neuhs reviewed the SSM letter of Nov. 10, 2017 for the Planning Commission. The first phase will be for the 144 beds. Zoning application for steep slopes was approved. Letter was received from the Fire Marshall. The representative stated they will get together with Kent Morey regarding the stormwater management.

In regards to Item #30, a roundabout was preferred, and the representative stated they will comply.

Traffic Impact Study was based on 119,000 plus the 45,000 sq ft.

No other action taken at this time.

**BERKS PARK 183 – REVISED PRELIMINARY LAND DEV. PLAN**

Plan has not had any major changes since last submitted. Parking lots have been set up for maximum parking.

A motion was made by Jud Ackelson recommending to the Board of Supervisors approval of Waiver from Section 154-19.A (scale)- seconded by Craig Priebe – all in favor and the motion was carried.

A motion was made by Jud Ackelson recommending to the Board of Supervisors approval of Waiver from 154-19.C. (6) (location map scale) seconded by Russ Adams – all in favor and the motion was carried.

Representative will address outstanding items on SSM letter of November 10, 2017 and return at next meeting.

## **PUBLIC COMMENT**

### **AT&T MOBILITY WAIVER OF LAND DEV.PLAN**

This is a request to proceed and waive submission of a full land development plan and submit it as a sketch plan.

A motion was made by Russ Adams recommending this plan to the Board of Supervisors to be submitted as a sketch plan including stormwater management plan and driveway construction design and details. The motion seconded by Matthew Hood – all in favor and the motion was carried.

## **SOLICITOR**

### **Anewalt Zoning Variance**

A variance was submitted related to paving, marking of parking spaces, and grading.

After discussion and review of the request, the Planning Commission took no action.

A motion to adjourn the meeting was made at 8:55 p.m. by Craig Priebe and seconded by Matthew Hood – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico

**BERN TOWNSHIP PLANNING COMMISSION  
MEETING OF  
DECEMBER 12, 2017**

**PRESENT:**

Planning Commission Members— Steve Tricarico; Jud Ackelson, Russ Adams; Matthew Hood, Craig Priebe; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc. Paul Prutzman was absent.

**Meeting was called to order at 7:40 by Steve Tricarico.**

A motion to accept the minutes of the meeting of November 14, 2017 was made by Russ Adams – seconded by Jud Ackelson – all in favor and the motion was carried.

**SUBDIVISION PLANS**

**New Behavioral Health Center-Revised Preliminary Land Dev. Plan**

Glenn Neuhs reviewed the SSM letter of Dec. 8, 2017 for the Planning Commission.

Conditional Use Approval will be needed. In regards to the roundabout at the entrance, this will be the option taken.

Attorney Mooney advised them to contact Brian Potts to be on the agenda for the January Planning commission meeting.

It was also stated that there is a joint venture between Acadia Healthcare and Tower Health to work together on this project. This will still be run by Acadia and be a for profit hospital.

No action will be taken tonight.

At this time, several residents inquired about “open space”, traffic issues and general questions regarding development in Bern Township.

The Planning Commission addressed their concerns and questions.

The residents were advised to review the Township Comprehensive Plan. They were also told to visit the website for more information.

A motion to adjourn the meeting was made at 8:20 p.m. by Craig Priebe and seconded by Russ Adams – all in favor and the motion was carried.

Bern Township Planning Commission  
Steve Tricarico