

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
JANUARY 9, 2018**

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

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

The Planning Commission reorganized. Jud Ackelson nominated Russ Adams as Chairman, seconded by Craig Priebe – all in favor and the motion was carried. Russ Adams nominated Craig Priebe as Vice Chairman, seconded by Jud Ackelson – all in favor and the motion was carried. Craig Priebe nominated Matthew Hood as Secretary, seconded by Jud Ackelson – all in favor and the motion was carried. Russ Adams assumed the chair.

A motion to accept the minutes of the meeting of December 12, 2017 was made by Steve Tricarico, seconded by Jud Ackelson – all in favor and the motion was carried.

SUBDIVISION PLANS:

New Behavioral Health Center – Revised Preliminary Land Development Plan

The Counsel for Acadia reaffirmed that Acadia was not expecting to be on the agenda and was not going to make a presentation nor request any action on the plan. A number of citizens attended and asked questions regarding the project. Planning Commission members and Solicitor Mooney answered questions regarding the number of buildings to be constructed, the decision date of the Board of Supervisors regarding action on the conditional use application for access to Route 183, what happens if the Supervisors take no action, who pays for the proposed roundabout, what process is followed in design of the roundabout, and what elements should be considered in that design?

Berks Park 183 – Revised Preliminary Land Development Plan

Thom Ludgate represented the BCIDA. The review letter dated January 5, 2018 from Spotts, Stevens and McCoy was reviewed. Mr. Ludgate presented a letter from the Fire Marshal which was devoid of comments. Jud Ackelson moved, seconded by Steve

Tricarico – all in favor and the motion carried that the Planning Commission recommend conditional approval of the plan to the Board of Supervisors subject to complying with the January 5, 2018 review letter of Spotts, Stevens and McCoy, complying with the redlined Basin 2C cross-section distributed by Glenn Neuhs at the meeting, and demonstrating to the Township Engineer prior to the next Board of Supervisors meeting that all infiltration requirements of the Township can be met.

PUBLIC COMMENT:

Mike Spayd of Spayd Landscaping approved to request a waiver from land development for a 24' x 36' pavilion on an existing concrete pad at the Berkshire Country Club. Matt Arnold moved, seconded by Steve Tricarico – all in favor and the motion was carried that the Planning Commission recommend to the Board of Supervisors that a waiver of land development be granted subject to the applicant acquiring all required permits and complying with any applicable requirements of the Stormwater Management Ordinance.

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
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
FEBRUARY 13, 2018**

PRESENT:

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

Meeting was called to order at 7:30 BY Jud Ackelson.

A motion to accept the minutes of the meeting of January 9, 2018 was made by Craig Priebe – seconded by Matthew Hood – all in favor and the motion was carried.

SUBDIVISION PLANS

New Behavioral Health Center-Revised Preliminary Land Dev. Plan

Jud Ackelson addressed the residents attending by acknowledging that he had received a flyer from concerned residents. Mr. Ackelson explained to the residents attending the meeting the process that a plan has to take in order to get final approval. He stated that the Planning Commission does not have the power to approve plans but only recommends to the Board of Supervisors.

Glenn Neuhs reviewed SSM letter of December 8, 2017 for the Planning Commission. Item #1 was granted for conditional use approval for driveway access. The majority of items on letter are final plan issues.

Attorney Keith Mooney stated security was discussed and correspondence was sent to the developer asking them to take a look at the rear portion near the trail and to add additional lighting, signage and cameras to the plan.

Supervisor Brian Potts distributed a copy of the security plan that could be shared with the public for the residents attending.

Residents who wished to address the Planning Commission were asked to sign in.

At this time, each resident addressed the Commission with their concerns. The subjects of concern were: 1) Added 183 traffic 2) Patients escaping the facility 3) Security 4) Tower Health's Ownership 5) Home values.

There were also a few residents who spoke in favor the of project.

The Residents inquired why the township would allow such a project to be built in Bern but the Commissioners responded that they could not select which project to approve. The Planning Commission would be considering all the community feedback but there are limits on what they can do.

A motion was made by Craig Priebe to recommend Preliminary plan approval to the Board of Supervisors with the following conditions:

- 1) SSM letter of December 8, 2017
- 2) Compliance with Conditional Use decision
- 3) Compliance with letter of Jan. 31, 2018 of Bern Twp. Municipal Authority
- 4) Addressing security in regards to the rear of the facility
- 5) Boundary survey

The motion was seconded by Steve Tricarico – all in favor and the motion was carried.

A motion to adjourn the meeting was made at 9:50 p.m. by Matthew Hood and seconded by Steve Tricarico – all in favor and the motion was carried.

Bern Township Planning Commission
Jud Ackelson

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
APRIL 10, 2018**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Jud Ackelson,; Matthew Hood, 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 Russ Adams.

A motion to accept the minutes of the meeting of February 13, 2018 was made by Craig Priebe – seconded by Steve Tricarico – all in favor and the motion was carried. Russ Adams abstained.

SUBDIVISION PLANS

BERKS PARK 183 PHASE 1 -FINAL LAND DEVELOPMENT PLAN

This Phase 1 consists of Aviation Rd improvements, infiltration basic 4H, common drive 2, new sanitary sewer and water line improvements and work associated with IMP.

Glenn Neuhs reviewed some outstanding items from SSM letter of April 6, 2018 for the Planning Commission.

There are no new buildings proposed on the plan. Attorney Mooney stated the phasing schedule should be submitted. The items will be addressed and complied with and they will appear at next month's meeting. No action on the plan at this time.

New Behavioral Health Center-Revised Preliminary Land Dev. Plan

Glenn Neuhs reviewed SSM letter of April 5, 2018 for the Planning Commission.

The outstanding items will be addressed and they will return at next meeting. No action taking at this time.

PUBLIC COMMENT

A resident addressed the Board and inquired about the interpretation of the Zoning Hearing Board in regards if a hospital is an approved use in that district.

Attorney Mooney replied to this and stated that a zoning appeal does not stop a plan from going forward.

An injunction would have to be filed in order to stop and also place a bond with the court.

A motion to adjourn the meeting was made at 8:10 p.m. by Steve Tricarico 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
May 8, 2018**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Jud Ackelson;; Matthew Hood, 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 Russ Adams.

A motion to accept the minutes of the meeting of April 10, 2018 was made by Craig Priebe – seconded by Steve Tricarico – all in favor and the motion was carried.

SUBDIVISION PLANS

BERKS PARK 183 PHASE 1 -REVISED FINAL LAND DEVELOPMENT PLAN

Glenn Neuhs reviewed the outstanding items from SSM letter of May 4, 2018 for the Planning Commission.

The representative stated that all items will be addressed and the full plan set will be submitted. He also will be in contact with Kent Morey regarding storm water issues. Fire Marshall letter has been sent but not yet received.

No action taken at this time.

New Behavioral Health Center-Revised Preliminary Land Dev. Plan

Glenn Neuhs reviewed items listed on SSM letter of May 4, 2018 for the Planning Commission.

Attorney Mooney clarified in regards to the fencing that there is a perimeter fence that will be six feet high and internal fences around the recreational yard that will be twelve feet high.

Jud Ackelson related that another flyer was distributed and he addressed the items listed on the flyer. In regards to the security plan, the plan has been reviewed by the township and the police department. There is a committee to be formed to finalize the security plan. Also, at this time the plan is a taxable entity.

Residents who wished to address the Planning Commission were asked to sign in at the start of the meeting.

At this time, the residents voiced their questions/comments and representatives of Acadia responded to their concerns.

A motion was made by Matthew Hood to recommend approval of this plan to the Board of Supervisors with the condition that all items be addressed on SSM letter of May 4, 2018. The motion was seconded by Jud Ackelson and the motion was carried.

A motion to adjourn the meeting was made at 9:15 p.m. by Craig Priebe and seconded by Steve Tricarico – all in favor and the motion was carried.

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
JULY 10, 2018**

PRESENT:

Planning Commission Members –Russ Adams; Steve Tricarico; Jud Ackelson; Matthew Hood; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer-Spotts, Stevens and McCoy

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

A motion to accept the minutes of the meeting of June 12, 2018 was made by Steve Tricarico. Seconded by Jud Ackelson – all in favor and the motion was carried.

SUBDIVISION PLANS:

Acadia Healthcare Annexation – Sketch Plan for Record

The plan involves the transfer of a 19.32 acre parcel from one lot owned by Arrow International to the adjoining lot owned by Arrow International. No development is proposed. The plan was presented by Thom Ludgate of Ludgate Engineering.

The following waivers of the Subdivision and Land Development Ordinance were recommended to the Board of Supervisors. Each waiver request was recommended by a motion of Jud Ackelson, seconded by Steve Tricarico, all in favor and passed.

- Section 154-18.A.(15) – To not show contours.
- Section 154-18.A.(7) – To have the location map at a scale of 1" = 1000.
- Section 154-32.B. – To not widen Bernville Road as part of this plan.
- Section 154-32.C. – To not provide curb along Bernville Road as part of this plan.
- Section 154-32.D. – To not provide sidewalk along Bernville Road as part of this plan.
- Section 154-32.I. – To not provide right-of-way monuments along Bernville Road as part of this plan.
- Section 154-18.C. a. through d. – To not provide various studies as part of this plan.

A motion was made by Jud Ackelson to recommend approval of the plan to the Board of Supervisors subject to complying with comments 1, 2 and 8 in the June 28, 2018 review letter of SSM. Seconded by Matthew Hood – all in favor and the motion was carried.

Berks Park 183 Phase I – Potential Reduction of Aviation Road Width

Thom Ludgate appeared on behalf of BCIDA to suggest that the proposed width of Aviation Road be reduced because of the cost of improving the road. Mark Stabolepszy of SSM reviewed the initial proposals for reduction by Ludgate Engineering and recommended via email of July 10, 2018 that the originally proposed 28 feet cartway plus two 4 feet shoulders be maintained in the two tightest curves and a 24 feet cartway plus two 4 feet shoulders be used for the rest of Aviation Road, except at SR 183 where the Highway Occupancy Permit design will dictate the width.

Ludgate Engineering and BCIDA found this recommendation of SSM acceptable. No objection was voiced by the Planning Commission.

PUBLIC COMMENT:

Heidi Masano, Esq. on behalf of Eagle Metals, Inc. requested a waiver of land development for an addition to the front of their building and modification of the parking in front of their building.

Jud Ackelson moved that the request for waiver of land development be recommended to the Board of Supervisors, subject to adherence to the Site Plan distributed at the meeting and Eagle Metals adding the proposed improvements to their as-built plans. Seconded by Matthew Hood – all in favor and the motion was carried.

A motion to adjourn the meeting was made at 8:05 p.m. by Steve Tricarico 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
JULY 10, 2018**

PRESENT:

Planning Commission Members –Russ Adams; Steve Tricarico; Jud Ackelson; Matthew Hood; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer-Spotts, Stevens and McCoy

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

A motion to accept the minutes of the meeting of June 12, 2018 was made by Steve Tricarico. Seconded by Jud Ackelson – all in favor and the motion was carried.

SUBDIVISION PLANS:

Acadia Healthcare Annexation – Sketch Plan for Record

The plan involves the transfer of a 19.32 acre parcel from one lot owned by Arrow International to the adjoining lot owned by Arrow International. No development is proposed. The plan was presented by Thom Ludgate of Ludgate Engineering.

The following waivers of the Subdivision and Land Development Ordinance were recommended to the Board of Supervisors. Each waiver request was recommended by a motion of Jud Ackelson, seconded by Steve Tricarico, all in favor and passed.

- Section 154-18.A.(15) – To not show contours.
- Section 154-18.A.(7) – To have the location map at a scale of 1" = 1000.
- Section 154-32.B. – To not widen Bernville Road as part of this plan.
- Section 154-32.C. – To not provide curb along Bernville Road as part of this plan.
- Section 154-32.D. – To not provide sidewalk along Bernville Road as part of this plan.
- Section 154-32.I. – To not provide right-of-way monuments along Bernville Road as part of this plan.
- Section 154-18.C. a. through d. – To not provide various studies as part of this plan.

A motion was made by Jud Ackelson to recommend approval of the plan to the Board of Supervisors subject to complying with comments 1, 2 and 8 in the June 28, 2018 review letter of SSM. Seconded by Matthew Hood – all in favor and the motion was carried.

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
JULY 10, 2018**

PRESENT:

Planning Commission Members –Russ Adams; Steve Tricarico; Jud Ackelson; Matthew Hood; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer-Spotts, Stevens and McCoy

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

A motion to accept the minutes of the meeting of June 12, 2018 was made by Steve Tricarico. Seconded by Jud Ackelson – all in favor and the motion was carried.

SUBDIVISION PLANS:

Acadia Healthcare Annexation – Sketch Plan for Record

The plan involves the transfer of a 19.32 acre parcel from one lot owned by Arrow International to the adjoining lot owned by Arrow International. No development is proposed. The plan was presented by Thom Ludgate of Ludgate Engineering.

The following waivers of the Subdivision and Land Development Ordinance were recommended to the Board of Supervisors. Each waiver request was recommended by a motion of Jud Ackelson, seconded by Steve Tricarico, all in favor and passed.

- Section 154-18.A.(15) – To not show contours.
- Section 154-18.A.(7) – To have the location map at a scale of 1" = 1000.
- Section 154-32.B. – To not widen Bernville Road as part of this plan.
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- Section 154-32.D. – To not provide sidewalk along Bernville Road as part of this plan.
- Section 154-32.I. – To not provide right-of-way monuments along Bernville Road as part of this plan.
- Section 154-18.C. a. through d. – To not provide various studies as part of this plan.

A motion was made by Jud Ackelson to recommend approval of the plan to the Board of Supervisors subject to complying with comments 1, 2 and 8 in the June 28, 2018 review letter of SSM. Seconded by Matthew Hood – all in favor and the motion was carried.

Berks Park 183 Phase I – Potential Reduction of Aviation Road Width

Thom Ludgate appeared on behalf of BCIDA to suggest that the proposed width of Aviation Road be reduced because of the cost of improving the road. Mark Stabolepszy of SSM reviewed the initial proposals for reduction by Ludgate Engineering and recommended via email of July 10, 2018 that the originally proposed 28 feet cartway plus two 4 feet shoulders be maintained in the two tightest curves and a 24 feet cartway plus two 4 feet shoulders be used for the rest of Aviation Road, except at SR 183 where the Highway Occupancy Permit design will dictate the width.

Ludgate Engineering and BCIDA found this recommendation of SSM acceptable. No objection was voiced by the Planning Commission.

PUBLIC COMMENT:

Heidi Masano, Esq. on behalf of Eagle Metals, Inc. requested a waiver of land development for an addition to the front of their building and modification of the parking in front of their building.

Jud Ackelson moved that the request for waiver of land development be recommended to the Board of Supervisors, subject to adherence to the Site Plan distributed at the meeting and Eagle Metals adding the proposed improvements to their as-built plans. Seconded by Matthew Hood – all in favor and the motion was carried.

A motion to adjourn the meeting was made at 8:05 p.m. by Steve Tricarico 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
AUGUST 14, 2018**

PRESENT:

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

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

A motion to accept the minutes of the meeting of July 10, 2018 was made by Steve Tricarico. The motion was seconded by Jud Ackelson – all in favor and the motion was carried.

SUBDIVISION PLANS

ONTELAUNEE ORCHARDS/WAGNER ANNEXATION SKETCH PLAN

Ontelaunee Orchards intends to transfer 4,747 agricultural acres to Boyd Wagner II. The annexation will produce no new development.

SSM letter was reviewed for the Planning Commission by Glenn Neuhs.

A motion was made by Jud Ackelson to recommend approval of the sketch plan to the Board of Supervisors with the outstanding items in SSM letter of August 9, 2018 to be addressed. The motion was seconded by Steve Tricarico – all in motion and the motion was carried.

ANEWALT ANNEXATION – SKETCH PLAN FOR RECORD

Glenn Neuhs reviewed SSM letter of August 9, 2018 for the Planning Commission. It was determined that an easement will be necessary across the Leininger property. (Written easement from Lot 1 and 2 with Mr. Leininger)

A motion was made by Steve Tricarico to recommend approval of the sketch plan for record to the Board of Supervisors with the condition that items will be addressed in SSM letter of August 9 and the written easements are acquired. The motion was seconded by Matthew Hood – all in favor and the motion was carried.

BERKS PARK 183 PHASE 1-FINAL LAND DEVELOPMENT PLAN

Phase 1 consists of Aviation Road improvements, infiltration basis 4H, common drive 2, new sanitary sewer and water line improvements. No new structures are proposed.

Glenn Neuhs reviewed SSM letter of August 10, 2018 for the Planning Commission members.

The township does not have a complete set of plans. The SSM letter states the review shall be considered incomplete and therefore approval not recommended.

No action could be taken at this time.

BERKS PARKS 183 BUILDING E – FINAL LAND DEVELOPMENT

Glenn Neuhs stated that Building E and Phase 1 go hand in hand. Approval needed for Phase 1 before approval can be completed on Building E.

No action could be taken at this time.

PUBLIC COMMENT

Berks County Ag Center- Request for Waiver of Land Development

Berks Ag Center requested that the land development process be waived to add 372 ft. addition to existing center.

After discussion, the Planning Commission agreed and Steve Tricarico made a motion to recommend to the Board of Supervisors that this be submitted as a Sketch Plan for Record. The motion was seconded by Jud Ackelson – all in favor and the motion was carried.

Berks County Solid Waste Authority- Request for Waiver of Land Development

Berks County Solid Waste Authority requested that the land development process be waived to add another baler for their paper products.

After discussion, the Planning Commission agreed and Matthew Hood made a motion to recommend to the Board of Supervisors that this be submitted as a Sketch Plan for

Record. The motion was seconded by Jud Ackelson – all in favor and the motion was carried.

Greenfield Fire Company – Request for Waiver of Land Development

Greenfield Fire Company requests that the land development process be waived to add a storage shed in the backyard of the fire company. (12' x'24' 10 ft high)

After discussion, the Planning Commission agreed and Jud Ackelson made a motion to recommend to the Board of Supervisors that this be handled as a Sketch Plan for Record. The motion was seconded by Steve Tricarico- all in favor and the motion was carried.

David Schwartz

Mr. Schwartz is interested in purchasing the former dental office now located on Rte 183 and adding an addition out the back of the building. (18 x 36)

Steve Tricarico advised him to review the ordinances to get an overall idea and some type of plan for the building.

A motion to adjourn the meeting was made at 9:20 p.m. by Jud Ackelson 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
SEPTEMBER 11, 2018**

PRESENT:

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

Meeting was called to order at 7:30 By Matthew Hood.

The minutes for the August 2018 meeting will be tabled this evening and addressed at the next meeting.

SUBDIVISION PLANS

BERKS PARKS 183 BUILDING E – FINAL LAND DEVELOPMENT

They did not appear at the meeting.

BERKS HEIM SUBDIVISION – SKETCH PLAN

Berks County is proposing to create a 54.24 acre lot containing Berks Heim and an adjoining 30.01 acre lot. No construction is proposed.

Glenn Neuhs reviewed items on SSM letter of September 7, 2018 for the Planning Commission.

Notes will be added to the plan in regards to Item #3. The name of the road will also be clarified with next submission.

Notes will also be added to the plan in regards to Item#4 (cul-de-sac) and Item #5. Further notes will be added on outstanding items.

All outstanding items on SSM letter will be addressed with next submission.

They will be coming in with a Preliminary Land Development Plan.

No action taken at this time.

A motion to adjourn the meeting was made at 7:45 p.m. by Craig Priebe and seconded by Don Ballou – all in favor and the motion was carried.

Bern Township Planning Commission
Matthew Hood

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
OCTOBER 9, 2018**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Craig Priebe; Don Ballou; Matthew Hood; Atty Keith Mooney, Solicitor; Glenn Neuhs, AICP, Township Engineer, Spotts, Stevens and McCoy, Inc.; Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

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

A motion to accept the minutes of the meeting of August 14, 2018 was made by Steve Tricarico. The motion was seconded by Matthew Hood – all in favor and the motion was carried. *Craig Priebe and Don Ballou abstained.*

A motion to accept the minutes of the meeting of September 11, 2018 was made by Craig Priebe. The motion was seconded by Matthew Hood – all in favor and the motion was carried. *Russ Adams abstained.*

SUBDIVISION PLANS

BERKS PARKS 183 BUILDING E – FINAL LAND DEVELOPMENT

They did not appear at the meeting.

BERKS COUNTY AGRICULTURAL CENTER- SKETCH PLAN FOR RECORD

Glenn Neuhs turned over the review for this plan to Todd Greenawalt of SSM as he reported to the Planning Commission that he will be retiring.

The County of Berks intends to build a proposed 308 square foot vestibule onto the existing Ag Center building with redesign of patios, sidewalk and ADA building.

Todd Greenawalt reviewed the outstanding items listed on SSM letter of October 5, 2018. The representative will comply with issues outstanding.

A motion was made by Steve Tricarico to recommend to the Board of Supervisors this Sketch Plan for record with the condition that all items be addressed on SSM letter of October 5, 2018 and the impervious surface is acceptable to SSM. The motion was seconded by Craig Priebe – all in favor and the motion carried.

A motion was made by Don Ballou to adjourn the meeting at 7:45 p.m. 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
November 13, 2018**

PRESENT:

Planning Commission Members— Russ Adams; Steve Tricarico; Don Ballou; Matthew Hood; Jud Ackelson; Atty Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

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

A motion to accept the minutes of the meeting of October 13, 2018 was made by Steve Tricarico. The motion was seconded by Matthew Hood – all in favor and the motion was carried. Jud Ackelson abstained.

SUBDIVISION PLANS

BCIDA: BERKS PARKS 183 PHASE 1

They did not appear at the meeting.

REITNOUER REAL ESTATE – PRELIMINARY LAND DEVELOPMENT PLAN

Todd Greenawalt reported on the SSM letter dated November 9, 2018 of their review of the Preliminary Land Development Plan.

Russ Long of Bogia Engineering presented an overview sketch of the plan.

Various points listed in the SSM letter need to be addressed. A main point is compliance with the zoning requirements. The proposed development sits on three zoning districts. The main operation will be within the zoning requirements of Limited Industrial and General Industrial.

A stone parking lot used for storage of the finished product will sit in the Rural Residential Zoning District. This parking lot is not a permitted use in the Rural Residential District. A zoning variance will need to be explored.

Various residents asked questions concerning security, lighting, noise and storm water runoff.

No action or approval was taken by the Board since there are many issues yet to be resolved. The Board recommended a representative of Reitnouer Trailers be present at the next meeting to answer specific manufacturing and operational questions.

GRANDVIEW ESTATES – SKETCH PLAN

Grandview Estates canceled.

1362 FAIRVIEW DRIVE ANNEXATION – REVISED PLAN

Great Valley Consultants at the request of the Anewalt's revised the driveway plan by adding a note to the plan that states what will occur to the easement on the neighboring property if the Anewalt's ever sell their property. If the property is ever sold by the Anewalts, a driveway will need to be constructed that does not run through the neighboring property.

A motion to approve the 1362 Fairview Dr. Annexation revised plan was made by Jud Ackelson. Seconded by Steve Tricarico – all in favor and the motion carried.

A motion was made by Jud Ackelson to adjourn the meeting at 9:13. Seconded by Don Ballou. All in favor and the motion was carried.

Bern Township Planning Commission
Russ Adams

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
December 11, 2018**

PRESENT

Planning Commission Members— Russ Adams; Steve Tricarico; Don Ballou; Matthew Hood; Judd Ackelson; Atty Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

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

A motion to accept the minutes of the meeting of November 13th, 2018 was made by Steve Tricarico. The motion was seconded by Matthew Hood – all in favor and the motion was carried.

SUBDIVISION PLANS

GRANDVIEW ESTATES - SKETCH PLAN

Cancelled.

BERKS CAREER AND TECHNOLOGY CENTER WEST CAMPUS

Todd Greenawalt reported on the SSM letter dated December 7, 2018 of their review of the Preliminary Land Development Plan of a Welding Building.

John Reedy and Kevin Mohn presented a background for the need of the welding building and an overview sketch of the plan.

The welding building will be 11,732 sq. ft. and be built behind the main building.

The main issue is compliance with the floodplain controls and FEMA. A technical meeting has been scheduled to discuss this issue with Kent Morrey of SSM.

The members of the Planning Commission suggested directing a letter of guidance to the Bern Township Board of Supervisors in regard to recreation requirements.

No action or approval was taken by the Board since there are a few issues to be resolved.

SOLICITOR - REITNOUER REAL ESTATE PRELIMINARY DEVELOPMENT PLAN ZONING

There are two zoning districts involved with Reitinouer's Plan. In the Rural Residential Zone an outdoor storage area is not a permitted use.

The Solicitor did give the opinion that Reintinouer will either need a zoning change or a variance. The Solicitor will render his opinion in writing to the engineer for his plan review.

PUBLIC COMMENT

Several residents voiced their concerns regarding the Reitinouer plan. Some of the questions were related to traffic, drainage, facade and landscaping.

The owner of a property on Leisz's Bridge Road wanted to know the Solicitor's opinion regarding whether lot #6 on his property can be built on without the need to go to subdivision.

The Solicitor explained he did render his opinion to Mr. Hoffert which stated that lot 6 was a non-conforming lot, the lot is non-contiguous. The Solicitor recommended to the property owner to get a deed just for lot six and get a corrected deed for what property is left.

A motion was made by Don Ballou to adjourn the meeting at 8:40 PM. Seconded by Jud Ackelson. All in favor and the motion carried.

**Bern Township Planning Commission
Russ Adams**