

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
January 14, 2020

PRESENT:

Planning Commission Members— Steve Tricarico; Matt Hood; Russ Adams; James Dailey; James Colflesh; Keith Mooney, Solicitor; Engineer Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Mr. Adams who requested nominations for reorganization.

Steve Tricarico nominated Matt Hood for Chairman. All in favor and the motion carried.

Steve Tricarico nominated Don Ballou for Vice Chairman. All in favor and the motion carried.

Matt Wolf nominated Steve Tricarico for Secretary. All in favor and the motion carried.

The meeting was turned over to the new Chairman, Matt Hood.

A motion to accept the minutes of the meeting of December 10th, 2019 was made by Russ Adams. The motion was seconded by Steve Tricarico. All in favor and the motion was carried. James Dailey and James Colflesh abstained.

SUBDIVISION PLANS:

ROHRER ANNEXATION SUBDIVISION – Sketch Plan for Record

The property owner, Charles Rohrer wants to revise the existing boundary lines of three lots into a new boundary configuration for the same lots. A single family home exists on one of the three lots; the other lots are undeveloped. The lots are located between Poplar Dr., Oak Grove Rd., and Dennis Dr.

The plan was reviewed as a sketch plan for record, not a final plan as labeled.

The plan should show where the existing dwelling's water and sewer lines are located.

Russ Adams made a motion to recommend to the Bern Township Board of Supervisors to accept the Rohrer Annexation Sketch Plan for Record contingent upon the items listed on the January 10th review letter are completed. Seconded by Steve Tricarico. All in favor and the motion passed.

G&T INDUSTRIES – Preliminary Land Development and Subdivision Plan

Glen Bogia of Bogia Engineering and Joe Fitzpatrick counsel for G&T were present to discuss the G&T plan to annex four existing parcels into one single parcel and then subdivide the single parcel into three lots.

One lot is proposed for an industrial building and the other two lots are to remain undeveloped.

Mr. Bogia reported that he and G&T Industry's representatives attended the last Supervisors meeting to receive some guidance concerning some of the items on the December review letter.

The Supervisors would like vacation of the existing Van Reed Road, a private road designation, and the plan not to include a cul-de-sac.

The deferral parking concept was discussed with the Supervisors but no decisions were made by the supervisors concerning this issue.

A few items from the January 10th review letter were discussed; most of the items were technical and in the **preliminary** stages.

Mr. Bogia drafted a resolution to request for the proposed driveway width to be 30 ft. to better facilitate truck traffic. Driveway widths in industrial zones are not to exceed 16 ft.

Steve Tricarico made a motion to recommend to the Bern Township Board of Supervisors to approve the resolution of the applicant's engineer requesting a 30 ft. driveway width. Seconded by Russ Adams. All in favor and the motion passed.

PUBLIC COMMENT:

Rick Geissler is looking for direction concerning land he bought from Forino in which he plans to plant trees. He would like to build a pole barn on the property to store equipment.

The parcel of land is zoned Urban Residential which would require a house to be on the property in order to erect a pole barn.

The Board recommended talking to the zoning officer to see if the proposed use of the land is a permitted use in an Urban Residential zone.

A motion was made by Steve Tricarico to adjourn the meeting at 8:53 PM. Seconded by Russ Adams. All in favor - the motion carried.

Bern Township Planning Commission
Russ Adams

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
FEBRUARY 11, 2020

PRESENT:

Planning Commission Members— Steve Tricarico; Matt Hood; Russ Adams; James Dailey; Don Ballou; Keith Mooney, Solicitor; Engineer, Todd Greenawalt, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Mr. Hood.

A motion to accept the minutes of the meeting of January 14th, 2020 was made by Russ Adams. The motion was seconded by Steve Tricarico. All in favor and the motion was carried. Don Ballou abstained.

SUBDIVISION PLANS:

G&T INDUSTRIES – Preliminary Land Development and Subdivision Plan

Glen Bogia of Bogia Engineering was present to discuss G&T plan to annex four existing parcels into one single parcel and then subdivide the single parcel into three lots.

One lot is proposed for an industrial building and the other two lots are to remain undeveloped.

Mr. Bogia wanted to go over just a few points of the review letter dated February 7th.

Mr. Bogia believes that they provided all the required traffic studies and there should be no need for any additional studies. SSM is reviewing the Traffic Impact Study.

In regards to sidewalks along the proposed Van Reed Rd extension, G&T is looking to the planning commission as to whether sidewalks are necessary.

Mr. Tricarico made a motion to recommend to the Bern Township Board of Supervisors that sidewalks are not necessary along the proposed Van Reed Rd. extension. Seconded by Don Ballou. All in favor and the motion passed.

BERKS HEIM BOILER ROOM – Land Development Plan

Kerry Good representing the County of Berks was present to explain that the County is adding a 4000 sq. ft. addition to the rear of the Berks Heim building to house 3 boilers.

Mr. Good discussed the landscaping plan which must be sealed by a registered landscape architect. There will be 39 evergreen trees adjacent to the proposed building. The landscaping plan can be on a separate sheet and can be sealed by anyone who is licensed designer which includes architects & engineers. The County did not want to hire a special architect to do the plan.

In regards for the surface drainage of the area being developed, the original drainage plan cannot be located by the County from when the building was built in 2001. Mr. Greenawalt recommended talking with Kent Morey about the surface drainage and storm water calculations. Mr.

Good stated they are looking at a possible rain garden.

TOWER HEALTH SIGNS PERMIT APPLICATION - Medical Office Building, Master Sign Plan

Denny Boyer of Signature Signs explained that there will be 3 staked, directional signs and 3 wall Signs. There will be signs on each of the two buildings, one being the Medical Office Building and one being Tower Health Building. There will be no numbers representing the address on the building signs.

James Dailey made a motion to recommend to the Bern Township Board of Supervisors the sign plan for the Tower Health Medical Building site as presented to the Planning Commission. Seconded by Don Ballou. All in favor and the motion passed.

PUBLIC COMMENT: None

Bern Township Planning Commission
Matt Hood

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
MAY 12, 2020

PRESENT:

Planning Commission Members— Steve Tricarico; Matt Hood; Russ Adams; James Dailey; Don Ballou; Keith Mooney, Solicitor; Engineer, Kent Morey, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Mr. Hood.

A motion to accept the minutes of the meeting of February 11, 2020 was made by Don Ballou and was seconded by Russ Adams. All in favor and the motion carried.

SUBDIVISION PLANS:

BERKS HEIM BOILER ROOM – Land Development Plan

Kerry Good of Entech Engineering represented the County of Berks was present to explain that the County is adding a 4000 sq. ft. onto the Laundry Building Wing of the Berks Heim facility to house 3 boilers.

Also present was Ron Seaman and Matt Salkowsky from the County.

In reference to the Engineer's Letter of May 6th, 2020, items 9 thru 12 under Compliance with Stormwater Management Ordinance will be met at the time final plans are submitted.

The following Waivers were requested and a letter outlining these waivers was sent to the Bern Township Board of Supervisors:

Russ Adams made a motion to recommend to the Bern Township Board of Supervisors to approve the waiver to Section 149-16 of the Stormwater Ordinance subject to item #9 of the Engineer's Letter dated May 6th. Seconded by James Dailey. All in favor and the motion passed.

Russ Adams made a motion to reject the waiver of Section 149-17 of the Stormwater Ordinance due to the item being a moot point since the ordinance can be met. Seconded by Steve Tricarico. All in favor and the motion passed.

Russ Adams made a motion to reject the waiver of Section 149-18 of the Stormwater Ordinance due to the item being a moot point since the ordinance can be met. Seconded by James Dailey. All in favor and the motion passed.

Don Ballou made a motion to recommend to the Bern Township Board of Supervisors to approve waivers of the following Sections of the Stormwater Ordinance: Section 149-22.A(4)(a); Section 149-22.A(4)(c); Section 149-22.A(5)(a) through (d); and Section 149-22.A(6)(a) and (b), subject to comment #12 of the Engineer's Letter of May 6th. Seconded by James Dailey. All in favor and the motion passed.

Russ Adams made a motion to recommend to the Bern Township Board of Supervisors to approve the Preliminary Land Development Plan for the Berks Heim Boiler Project subject to the items on the May 6th Engineer's Letter. Seconded by Steve Tricarico. All in favor and the motion passed.

SOLICITOR: Solicitor will advertise for the Traffic Study Amendment for the next meeting.

PUBLIC COMMENT: None

Don Ballou made a motion to adjourn the meeting at 7:52 PM. Seconded by Russ Adams. All in favor and the motion passed.

Bern Township Planning Commission
Matt Hood

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
JUNE 9, 2020

PRESENT:

Planning Commission Members— Steve Tricarico; Matt Hood; Don Ballou; James Dailey; Craig Priebe; Keith Mooney, Solicitor; Engineer, Kent Morey, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:38 by Mr. Hood.

A motion to accept the minutes of the meeting of May 12, 2020 was made by Don Ballou. Seconded by James Dailey. All in favor and the motion carried. Craig Priebe abstained.

SUBDIVISION PLANS:

G & T Industries – Subdivision and Land Development Plan

Mr. Bogia, the Engineer, and Attorney Fitzpatrick were present and representing G & T Industries.

Several points of the Engineer's letter dated June 5, 2020 were discussed but no motions or decisions were made.

Mr. Bogia would like additional meetings during the month with the Township and the Engineer so most of the items can be resolved before the next planning commission meeting.

Attorney Fitzpatrick stated that the Company is running out of time, losing the last 3 months due to the obvious reasons put the plans behind. G & T's lease runs out the middle of next year. The Company would like to stay in Bern Township but they would need to start construction soon.

TopStar - Waiver Request from Land Development Review

Attorney Fitzpatrick represented TopStar and explained that TopStar is locating a walk-in cooler on a impervious surface. There is also no impact on storm water so it would not need land development plans.

Don Ballou made a motion to recommend to the Bern Township Board of Supervisors to waive the Land Development Review for the expansion of the existing convenience store in order to install a walk-in cooler. Seconded by James Dailey. All in favor and the motion carried

SOLICITOR: None

PUBLIC COMMENT: None

Adjourn: Don Ballou made a motion to adjourn the meeting at 8:27 PM. Seconded by James Dailey. All in favor and the motion carried.

Bern Township Planning Commission
Matt Hood

BERN TOWNSHIP TRAFFIC IMPACT COMMITTEE MEETING
MEETING OF
JUNE 9, 2020

PRESENT:

Traffic Impact Committee Members— Steve Tricarico; Matt Hood; Don Ballou; Craig Priebe; Antonio DeJesus; Keith Mooney, Solicitor; Engineer, Kent Morey, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Mr. Hood.

PROPOSED AMENDMENT TO THE TRANSPORTATION CAPITAL IMPROVEMENTS PLAN

The plan is an update of the 2006 original study of intersections and roadway sections that should be considered for improvements within Bern Township. These amendments update the intersections/roadways to be improved in the new development areas within the Township.

PUBLIC COMMENT: A question was asked if the fees were to increase with the amendment. Attorney Mooney there would be a slight increases. On average the increase would be about \$800/trip.

ADJOURN: Steve Tricarico made a motion to adjourn the meeting at 7:38 PM. Seconded by Don Ballou. All in favor and the motion carried.

Bern Township Planning Commission
Matt Hood

BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
JULY 14, 2020

PRESENT:

Planning Commission Members— Steve Tricarico; Don Ballou; James Dailey; Russ Adams; Keith Mooney, Solicitor; Engineer, Kent Morey, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Mr. Ballou.

A motion to accept the minutes of the meeting of June 10th, 2020 was made by Steve Tricarico. Seconded by James Dailey. All in favor and the motion carried. Mr. Adams Abstained.

SUBDIVISION PLANS:

Berks Heim Boiler Room – SSM recommended approving the final plan. There were no major questions from the Planning Commission concerning this project.

Mr. Adams made a motion to recommend to the Bern Township Board of Supervisors to approve the final plan of the Berks Heim Boiler Room subject to the Review Letter of July 10th. Second by Mr. Tricarico. All in favor and the motion passed.

G & T Industries– Preliminary Plan and Subdivision

Mr. Bogia, the Engineer and Attorney Fitzpatrick were present representing G & T Industries. Atty. Fitzpatrick explained G & T is looking for plan approval so the project can start as soon as possible. G & T leases a building now with the lease running out mid-2021. They will own the new building and would like to stay located in Bern Township.

Atty. Fitzpatrick also made the comment that G & T appeared at the Supervisors meeting and the supervisors agreed to defer 75 parking spaces of the 207 required. The deferred spaces will be grassed over which will limit storm runoff. G & T will pave additional spaces if they will be needed.

The Traffic Impact Assessment was discussed and the project will pay an estimate, once the building is completed the total assessment will be paid.

The Board had very few questions on the items listed in Engineer's letter. Mr. Tricarico did mention there are many items that need to be corrected and items that need to be addressed before a final plan. The Engineer had no objection of the Planning Commission sending to the Board of Supervisors their recommendation of approval of the Preliminary Land Development and Subdivision Plan.

There were a total of six waivers requested for this project. The Engineer did not have any objections regarding approval of these waivers.

Mr. Tricarico recommends to the Bern Township Board Supervisors approving the following waivers:

Section 149-18 to reduce the proposed 2- yr. storm to the existing 1- yr. condition.

Section 154-30.1(2) (b) Utilities Impact Studies Ordinance

Section 154-30.1(2) (d) Fiscal Impact Analysis Ordinance

Section 154-30.1(2) (e) Utilities Impact Studies Ordinance

Section 154.30.1(2) (f) Hydrogeological Impact Study Ordinance

Section 154.30.1(2) (h) Historic and Archeological Resources Impact Study Ordinance.

Seconded by Mr. Dailey. All in favor and the motion carried.

Mr. Tricarico made a motion to recommend to the Bern Township Board of Supervisors to approve G & T Industries' Preliminary Land Development and Subdivision Plan subject to all items on the Engineer's Letter of July 13th, 2020 be addressed. Seconded by Mr. Adams. All in favor and the motion passed.

SOLICITOR: Attorney Mooney announced that there would be a public meeting before the August, Supervisors Meeting concerning an ordinance to vacate and remove from the Topographical Survey a portion of Van Reed Rd.

PUBLIC COMMENT: None

Adjourn: Mr. Tricarico made a motion to adjourn the meeting at 8:02 PM. Seconded by Mr. Adams. All in favor and the motion carried.

Bern Township Planning Commission
Don Ballou

**BERN TOWNSHIP PLANNING COMMISSION
MEETING OF
AUGUST 22, 2020**

PRESENT:

Planning Commission Members – Don Ballou; Steve Tricarico; James Dailey; Russ Adams; Glenn Sweigert; Keith Mooney, Solicitor; Engineer, Kent Morey, SSM, Inc.

Meeting was called to order at 7:30 PM by Mr. Ballou.

At this time, Mr. Ballou welcomed new Planning Commission Member, Glenn Sweigert to the Board.

REORGANIZATION:

It was noted that the present Chairman, Matt Hood resigned from the Planning Commission due to moving out of the Township.

Chairman: Mr. Adams moved that Don Ballou be appointed Chairman, seconded by Mr. Tricarico. All in favor and the motion carried.

Vice Chairman: Mr. Adams moved that Steve Tricarico be appointed Vice Chairman, seconded by Mr. Sweigert. All in favor and the motion carried.

Secretary: Mr. Adams moved that James Dailey be appointed Secretary, seconded by Mr. Tricarico. All in favor and the motion carried.

Minutes:

Mr. Tricarico made a motion to accept the minutes of the meeting of July 14, 2020, seconded by Mr. Adams. All in favor and the motion carried.

Subdivision and Land Development Plans:

MISCO – Sketch Plan – Mr. Scott Miller, representing Misco, along with Jeff and Ben Gable, explained the proposed project. The plan proposes to construct a 103,500 square foot warehouse addition, associated with new parking and loading dock areas that fronts on both Stinson Drive and Leiscz’s Bridge Road and they are adjoining properties and will have to be put on one common deed.

A review letter was prepared by SSM Group on August 4, 2020 and the items on the review letter, under Compliance with the Zoning Ordinance were read by Mr. Miller and stated how they would be handling each of these items, along with the general comment items.

Mr. Morey questioned the truck access from Leiscz’s Bridge Road, if they would be backing in. The response was that they are looking at the truck turning template to avoid that situation. Mr. Morey was concerned with the existing non-conformity along Stinson Drive with regards to the encroachment of the building into the front setback. This will be addressed at Preliminary Plan.

Grandview Estates – Chuck Frantz, C2C Design Group, representing Grandview Estates, explained that the new plan consists of four new lots. Lots 1 and 2 have existing dwellings and all lots will have frontage onto West Leesport Road. They are requesting a waiver from lot depth to width ratio.

The applicant is proposing a Wild Life Conservation Area and also a 30-foot-wide, walking, riding and biking path for all four of the lot owners. Berks County Planning Commission and SSM Group provided review letters for this project.

Mr. Ballou stated that the Planning Commission members had concerns about flag lots. It was stated that since they reduced the number of lots, that has eliminated the flag lots.

Mr. Tricarico moved that the Planning Commission recommend that the Bern Township Board of Supervisors approve the lot depth to width ratio waiver request, seconded by Mr. Adams. All in favor and the motion carried.

There will be notes placed on the plan in regards to building height, minimum number of parking spaces, driveway grades, private driveway entrances and sight distance and slope controls.

They will be paying the recreation fee and a stormwater permit will be submitted before a building application is submitted.

Mr. Yocum would like to continue the use of the access easement across proposed Lot 1 to get to his property. Mr. Frantz asked if the Planning Commission would be supportive of Mr. Yocum, continuing to use the existing driveway and access easement. Atty. Mooney stated he could continue to use the access easement and the other access complies with the land development and subdivision ordinance.

Mr. Morey noted that the plan proposes a 30' wide walking, riding and bike easement that extends partially onto the adjoining property and Mr. Yocum would have to get authorization from the property owner to add this easement. Mr. Frantz will talk to Mr. Yocum about moving the line onto his own property.

Mr. Potts questioned if the existing access easement for Lot 2 is on someone else's property and if so, would it be possible if a note could be put on the plan that a driveway can be installed as per township code for Lot 2 and only Lot 2. Mr. Frantz stated that can be done.

Mr. Frantz met with Mr. Fies who was concerned about runoff and permitting for the work that was done at the Yocum property. Mr. Yocum did have a NPDS Permit and if there was any future development, they would be required to meet the townships stormwater management ordinance.

Mrs. Reed asked if there is a plan to have a formal conservation easement with the Berks County Conservancy. Mr. Frantz stated that he doesn't have the answer to the question, but will certainly get an answer.

Mr. Tricarico asked if Mr. Morey had any concerns with the 30' wide walking trail and the new property owners would be responsible for the stormwater. Mr. Morey stated it should be identified; how and with what it would be constructed. Mr. Frantz will look into this also.

Mr. Morey stated the use of the trail, will dictate what the surface would be.

Solicitor:
No report

Public Comment:

None

Mr. Adams asked if it would be possible if the engineer could include with the review letter, a map of the new design that is submitted by the developer. Mr. Morey will forward them in a PDF, along with the review letters.

Adjournment:

Mr. Adams moved that the meeting be adjourned at 8:30 PM. Seconded by Mr. Tricarico. All in favor and the motion carried.

Bern Township Planning Commission
Don Ballou

Bern Township Planning Commission Meeting of September 8, 2020

Present: Planning Commission Members: Russ Adams, Don Ballou, James Dailey, Glenn Sweigert, and Steve Tricarico

Keith Mooney, Solicitor; Kent Morey, Engineer, Spotts, Stevens and McCoy, Inc. and

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

Minutes: A motion to accept the minutes of the meeting of August 11, 2020 was made by Russ Adams. The motion was seconded by Steve Tricarico. All voted in favor and the motion was carried.

Subdivision and Land Development Plans:

- Berks Park 183, Building E: Industrial Metal Plating (IMP) is proposing to add a 3,286 square foot building expansion, a 674 square foot concrete patio and parking lot to the rear of its existing building along Aviation Road and Common Drive #2.

Russ Adams asked if there was a problem with both Berks County Industrial Authority (BCIDA) and IMP listed as owners and Solicitor Mooney replied that there isn't a problem.

Steve Tricarico asked about compliance with the stormwater ordinance. Kent Morey indicated that IMP needs to provide evidence that they have an agreement with BCIDA to complete the project.

Steve Tricarico made a motion to grant IMP conditional approval subject to the September 3 Spotts, Stevens and McCoy letter that reviewed the land development plan; provided that the stormwater facilities will be complete and compliant. James Dailey seconded the motion and all voted in favor. Motion carried.

- G&T Industries Final Land Development and Subdivision Plan: Don Ballou asked if anyone had any questions about the plan. Kent Morey indicated that it was a fairly straightforward plan with no covenants.

Glenn Sweigert asked if they will comply with all requirements?. Kent said that he will meet with Greg Bogia of Bogia Engineering for any clarifications.

Solicitor Keith Mooney asked about the traffic impact assessment and Kent replied that they recommended to increase the curb return radii to the entrance of the emergency access to facilitate fire truck turning. This will also require expanding the easement.

Steve Tricarico made a motion to grant G&T Industries provisional approval subject to the conditions in the September 4 Spotts, Stevens and McCoy letter that reviewed the final land development plan. James Dailey seconded the motion and all voted in favor. Motion carried.

Solicitor: No report.

Public Comment: Mr. Tom Ludgate spoke on behalf of SunCap Properties about a proposed project on Aviation Road. He said that SunCap is taking over three building lots for a 24 hour/ 365 day parcel warehousing distribution system. He added that although there will be truck traffic, the warehouse will provide critical transportation and delivery systems for the community.

Russ Adams expressed concern about the increased traffic and how it will be addressed. Tom Ludgate said that they will update the traffic study for the new use, but he doesn't think it's different from previous users. Steve Tricarico said that trucks were not part of the previous traffic study. James Dailey added that the weight and number of tractor trailers needs to be considered. Russ Adams also asked if the intersection at Route 183 will need to be redesigned with a traffic light and Tom Ludgate said, yes it will.

Tom Ludgate added that more information would be available next month.

Keith Mooney indicated that the virtual meetings will continue as long as the planning commission wants. Steve Tricarico requested that members be provided with hard copies of all exhibits since those attending at the Township Building don't have virtual access to documents.

Adjournment: Russ Adams made a motion to adjourn at 8:15 and Steve Tricarico seconded. All voted in favor and the motion carried.

Respectfully Submitted,

Marge Rumbaugh
Recording Secretary
Bern Township Planning Commission

Bern Township Planning Commission Meeting of October 13, 2020.

Present: Planning Commission Members: Russ Adams, James Dailey, and Steve Tricarico as well as alternates Kelly Wickersham and Jim Colflesh.

Mr. Keith Mooney, Solicitor and Mr. Kent Morey, Spotts, Stevens and McCoy were also present.

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

Minutes: Mr. Russ Adams made a correction to the September 8, 2020 meeting minutes to indicate that the meeting was called to order by Mr. Ballou. A motion to accept the revised minutes of the meeting of September 8, 2020 was made by Russ Adams. The motion was seconded by James Dailey.

All in favor and the motion was carried.

Subdivision and Land Development Plans:

- Grandview Estates.
 - Mr. Chuck Frantz from C2C Design Group discussed the Grandview Estates preliminary plan. He indicated that the number of lots will remain the same and addressed comments from the October 1, 2020 review letter prepared by Kent Morey.
 - The previously proposed “wildlife preserve” are and “30-foot wide walking, riding, and biking easement” have been removed.
 - Mr. Morey’s letter noted that a deed restriction prohibits further subdivision of the lots. There was a discussion about the deed restriction and the ordinance and Mr. Mooney indicated that they need to check the supervisor’s meeting minutes. He added that it needs to be addressed at the supervisor’s level.
 - Mr. Frantz said that it is OK to add a note that they will be in compliance with the zoning ordinance regarding slope controls.
 - Mr. Adams made a motion to approve the preliminary plan with the requirement to clarify the deed restriction issue. Mr. Colflesh seconded the motion and all voted in favor of the motion.

- SUNCAP Sketch Plan
 - Mr. Tom Ludagte from Ludgate Engineering discussed the SUNCAP land development plan.
 - Mr. Kent Morey discussed his review of the plan
 - Mr. Keith Mooney asked if Ludgate’s client required a confidentiality agreement so that the zoning officer and other Township officials can address technical issues. Mr. Darius Oleksy from Suncap said they could do that.
 - Mr. Morey asked Mr. Ludgate to verify that there will be no outdoor storage and Mr. Ludgate confirmed that is correct.

- Mr. Steve Tricarico asked if the operation was just handling materials; that there is no production on site, or noise, or emissions. Mr. Ludgate verified that this is correct.
- Mr. Morey discussed the requirement for Suncap to prepare a Protected Area-Net Out calculation per section 184.175.B. Mr. Ludgate recalled that there was conditional use relief granted from Berks Parks for the Limited Industrial Park Overlay. Mr. Mooney agreed and will review the ordinance to ascertain the details.
- Mr. Morey asked Mr. Ludgate to confirm that they will provide a second emergency access in the preliminary plan. Mr. Ludgate said that they would do that.
- Mr. Morey also asked Mr. Ludgate to confirm that they will get approval from appropriate authorities for the proposed sewer and water connection. They must also update the stormwater report. Mr. Ludgate said that they would do that as well.
- Mr. Eric Mountz, from Traffic Planning Design working with Suncap, discussed traffic and said that they do not have any problems in with complying with Mr. Morey's comments.
- Truck traffic will access the site using Route 183 / Aviation Road intersection, not via Van Reed Rd., Arnold Rd, or Leiscz Rd.
- They will do an analysis of Route 183 and Aviation Road to confirm use from the current user and document any impacts on how the proposed user might change the traffic. He does not anticipate any revisions to the previous traffic study. The left and right turn lanes currently under construction make significant improvements to traffic flow. If traffic volumes would require a traffic signal, the end user and the Berks County Industrial Development Authority would be responsible for that installation. This would be done in accordance with the existing Memorandum of Understanding.
- Mr. Tricarico asked if it would be appropriate to require a note on the plan with regard to the traffic flow on Route 183. Mr. Mooney agreed that would be a good idea. Mr. Morey said that it could be put in the developer's agreement and preliminary plan.
- Mr. Adams asked when PennDot gets involved in this process. Mr. Mountz said that PennDot has already approved the plan for a traffic light. PennDot would only get involved if traffic flow requires a signal. The developer would be required to provide a design and install the light. Mr. Morey confirmed that Mr. Mountz's comments are correct.
- Ms. Wickersham asked who would pay for the study and the light. Mr. Morey said that the IDA would pay for both.
- Ms. Reed asked about the number of employees anticipated and Mr. Mountz said that he doesn't have the exact numbers.
- Mr. Colflesh asked about the impact of the airport and FAA's requirements with regard to a traffic light vs roundabout since the intersection is on the flight path. Mr. Morey said that it was part of the previous discussions. Mr. Mountz said that they already coordinated with the FAA and there is a MOU with the airport authority that a traffic signal is preferred to a roundabout should it become necessary.

- Mr. Tom McKeon from the IDA made a revision to the letter stating that SunCap is proposing to develop the area, not the IDA. This means that there would have to be a separate escrow account.

Solicitor: Nothing to report.

Public Comment:

- 2649 Bernville Rd Kennel Variance
 - Attorney Mike Setley representing Mr. and Mrs. Hester, property owners, discussed the need for a conditional variance for a dog kennel. He said that it is not currently an approved use in the highway commercial zoning district.
 - Mrs. Hester said that it would be an indoor facility for approximately 5-10 dogs. Dogs would only be outside between the hours of 7:00 am and 9:00 pm to walk and potty. She further explained that it's a 1600 square foot building where the kennels would be on the first level and the basement would be an open play area.
 - For the peak summer vacation time, there might be a maximum of 20 dogs during busy summer vacation months, but she said that there would typically only be 5-10 dogs the rest of the year.
 - Ms. Wickersham asked if it would be like a doggie day care and Mrs. Hester said yes.
 - Mrs. Hester explained that it would be a small operation.
 - Mr. Brian Potts, Township Manager, expressed concern that it's not a good area for traffic. He also asked about employees and Mrs. Hester said that she would have one other person help during the busy summer months.
 - Mr. Mooney indicated that a variance is necessary because the proposed use is not permitted in the highway commercial ordinance, according to the zoning officer.
 - Mr. Tricarico asked about how they would dispose of pet waste and Mrs. Hester said that it gets put into the trash.
 - Mr. Jim Colflesh asked if they've spoken to the neighbors because he's concerned about noise complaints even if the dogs are indoors. Mrs. Hester said she is willing to get written approval from neighbors.
 - Mr. Tricarico noted that the current kennel ordinance specifically states an outdoor facility must be 500 feet from any nearby residences, but the proposed use is an indoor kennel. He also recommended that the neighbors attend the zoning hearing board meeting.

Adjournment:

Mr. Adams made a motion to adjourn at 8:25 pm and Ms. Wickersham seconded the motion. All voted in favor and the motion carried.

Marge Rumbaugh

Bern Township Planning Commission Meeting of December 8, 2020.

Present: Planning Commission Members: Russ Adams, Don Ballou, James Dailey, Glenn Sweigert, and Steve Tricarico

Keith Mooney, Solicitor; Kent Morey, Spotts, Stevens and McCoy, Inc.

Meeting was called to order at 7:30 by Don Ballou.

Minutes: A motion to accept the minutes of the meeting of October 13, 2020 was made by Russ Adams. The motion was seconded by Steve Tricarico. Don Ballou abstained from the vote since he was absent from the meeting. All others voted in favor and the motion was carried.

Subdivision and Land Development Plans:

Burkey Development Group

- Overview: Scott Miller of Stackhouse Bensinger, Inc. provided an overview of the project for Burkey Development Group. It is proposed to be a 669,600 square foot production or general warehouse facility. Miller reports that there is no tenant yet.
- Parking Discussion: Mr. Morey reviewed the Spotts Stevens and McCoy letter in response to the Burkey Development Group 's sketch plan. He noted that the number of off-street parking spaces required for an industrial use must be adequate to accommodate the needs of the proposed use, a minimum of 2 spaces per 1,000 square feet. There should also be 1 off-street parking space for each 200 square feet of gross floor space. A total of 1360 spaces is required, but only 699 spaces are proposed. Miller stated that they will request a variance for the minimum parking requirement.
- Steve Tricarico observed that there is a lot of tractor trailer parking. Miller replied that their proposed parking is adequate. Kent Morey asked how they can know if parking is adequate when there's no tenant yet. Morey suggested that they identify types of uses for the facility, because they're making assumptions about what will be adequate.
- Eric Burkey, of Burkey Construction, said that it would not be the kind of facility that would require additional parking beyond the 699 spaces. It will be an automated facility, so parking is not needed beyond what's proposed. James Daley said that all prospective tenants are warehouse businesses.
- John Buccino said that Burkey Development looked at industry standards for modern buildings. The data supports 1 parking space per 1000 square feet of building space. If a change of use occurs, they'll come back before the board.
- Kent Morey noted that they will have restrictions on a variance if it goes before the zoning hearing board for a hypothetical user.
- Russ Adams asked if they are considering a manufacturing facility? Mr. Buccino replied that they're looking primarily at warehouses at this time.

- Rural Residential Zoning discussion. Kent Morey discussed the rural residential zoning issue. Scott Miller said they will prepare a subdivision plan for that section.
- Limited Industrial District discussion: Steve Tricarico noted that the ordinance for Limited Industrial use requires that a connecting road has to be a collector street. He asked if they will make the road wider to provide access to the facility?
- Kent Morey said that there may need to be improvements to Stinson Rd to provide a second access. Mr. Tricarico observed that they will need further review of the plan if either access on Stinson, Rd needs to be widened significantly to comply with the ordinance.
- Other Sketch Plan requirements discussion: Mr. Morey said that the minimum front yard shall be 100 feet and Mr. Miller replied that they can comply with that requirement.
- Mr. Morey also noted a 20-foot yard space, landscaping, a building façade and screen requirements. Mr. Miller said they can comply with all of those requirements. Mr. Miller asked if they can use existing vegetation and Mr. Morey replied: yes in some instances, but they will need to improve sight lines along West Leesport Rd.
- Traffic discussion: Mr. Miller noted that off-street vehicle loading including a schedule of vehicles will be incorporated in the traffic study. Mr. Morey pointed out that the Township reserves right to require other studies.
- Part of the traffic discussion included the need for sidewalks and curbing. Mr. Miller asked what the planning commission's thoughts are about sidewalk requirements along West Leesport Rd. He said they would look for deferral on that requirement, so the installation can be done later.
- Mr. Tricarico noted that it's walking distance to the WAWA if employees go there on break and there are no sidewalks currently. If you don't put in in now, who would do it? Miller responded it would be whoever occupies the building. Don Ballou asked if it can be done with a bond? Mr. Morey stated that a bond is a risky proposition because of economy. Yes, it can be done with a bond, but that would require additional fees. Mr. Miller said that they will have further discussion with Burkey construction about this issue.
- Other approvals required: Mr. Morey stated that they need approval for sewer and water connection as well as a Stormwater management report. Mr. Morey also noted that driveway entrances in industrial zones may not be wider than 16 feet. Mr. Miller said that considering the function of the facility, the driveway may need to be wider than 16 feet. Mr. Morey said that The proposed building height should be indicated and a FAA response to Form 7460 will be required.
- Second access discussion: The site is designed with only one means of access off Stinson Drive. We recommend that a full second access be provided off of West Leesport Road. By not providing this second access, traffic will be forced to travel through the West Leesport Road / Stinson Road intersection and that intersection already has sight line problems that are very difficult to overcome. This second access would also eliminate the need to provide

an emergency access. Mr. Miller said that they will look at that to make building function better.

- Mr. Tricarico asked about building use and estimate truck traffic on a daily basis. Mr. Miller replied that he can't provide an estimate now, but will provide an answer when they have more specifics. Mr. Tricarico also asked how did you estimate tractor trailer parking spaces? Mr. Miller answered that they estimated how many could fit in that space.
- Mr. Tricarico also questioned if the 40% open area is left after all of the parking is filled. Mr. Morey replied that they did look at it and it's probably 40%. Mr. Mooney asked if the 22 acres counts towards the 40%? Mr. Morey answered, No because they're subdividing it. Mr. Miller added that they will plan to meet that requirement rather than seek a variance.
- Community member Jennifer Delong asked how a subdivision makes it more stringent to meet the 40% requirement? She also noted that there are a lot of blind spots, and vehicles travel at high speeds. I don't think there's sufficient vegetation for landscaping. Mr. Morey replied that currently access is dangerous due to sight lines. From a traffic and safety standpoint, it would be better to access from West Leesport Rd. It is better than the Stinson Rd intersection. Mr. Morey explained that at the early sketch plan stage there is not much detail. They receive comments from Planning commission and the public. More detail provided later in the process.

Solicitor: No Report

Public Comment:

Brian Hiester, Superintendent of the Willow Hollow Golf Course, discussed a permit for a 30x50 Pole barn for storage. He said that there is no sewer or water at the new building. He asked if the planning commission would consider a waiver for the land development requirement? He emphasized that the building will clean up the property because currently equipment sits outside all year long.

Don Ballou asked about the land development plan requirements. Mr. Morey said that there's no difference in land development plan because it's a small business. The requirements are the same for everyone, but he couldn't estimate cost of completing a land development plan.

Mr. Tricarico asked about similar situations in the past. What we were able to do with regard to granting leeway? Mr. Mooney replied that they asked for limited sketch plan for stormwater calculations. Mr. Brian Potts, Township Manager stated that a land development plan would cost approximately \$24,000. Mr. Mooney added that they still need engineering drawings. Mr. Tricarico noted that the minimum is a preliminary and secondary sketch plans.

Mr. Mooney explained that changing the requirement would be a waiver, because it would require less in lieu of land development plan. Mr.

Ballou asked for a motion to recommend a waiver for the land development plan. Mr. Tricarico made a motion to grant a waiver to Willow Hollow Golf Course for a 30x50 pole barn style storage shed. Glen Sweigert seconded the motion. All voted in favor and the motion passed. Mr. Tricarico noted that they still have to go to board of supervisors meeting. This vote is just a recommendation from the planning commission.

Adjournment: Mr. Russ Adams made a motion to adjourn and Mr. James Dailey seconded the motion. All voted in favor and the meeting was adjourned.