

Bern Township Planning Commission Meeting of December 14, 2021

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

Absent: Planning Commission: none

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

The meeting was called to order at 7:32 pm by Mr. Tricarico.

Minutes: A motion to accept the minutes of the meeting of November 9, 2021 was made and seconded. All voted in favor and the motion was carried.

Subdivision and Land Development Plans:

a. Berks Park 183: Building H Preliminary Land Development Plan: Jeremy Zaborowski from the BCIDA was in attendance representing the plan. The intent of the plan is to construct a 234,800 square foot warehouse along Aviation Road in one of the lots in the approved Industrial Park next to the Reading Regional Airport. Public sewer and water service is proposed and the property lies within the Limited Industrial District. Mr. Zaborowski gave a brief update on the proposed plan. The SSM letter dated December 11, 2021 was discussed. The Planning Commission acted on the following waivers:

- Section 154-19.C(6) for relief to allow a location map to be drawn at a scale of one inch equals 2000 feet instead of the required one inch equals 800 feet. - Motion was made and seconded. All voted in favor and the motion was carried;
 - Section 154-30.I(2) for relief from submitting the required following studies: Recreation, Fiscal, Hydrogeologic, and Historic. - Motion was made and seconded. All voted in favor and the motion was carried;
 - Section 154-30.H(1)(a) for relief to provide buffers and/or screens around the site, specifically for the truck parking area that, due to steep grade, will be difficult to plant. - Motion was made and seconded. All voted in favor and the motion was carried;
- The waiver requests for Section 149-22.A(4)(a) and Section 149.22.A(4)(b) were tabled by the Planning Commission because they requested more information needs to be provided regarding this matter and of a potential meeting to discuss stormwater management between the Applicant's Engineer and SSM may produce changes to the plan.

Mr. Zaborowski stated he will submit the landscape plan to LTL Consultants for the zoning officer to check and approve. Also, an intent of the plan is to increase the building height and seek conditional use approval by the BOS similar to the SUNCAP Plan. Mr. Zaborowski stated the plan will be revised to comply with the comments in the SSM review letter dated December 11, 2021.

Dan Tobias, a Township Supervisor in attendance asked whether the plan complies with the off-street parking amendments to the zoning ordinance newly enacted by the Township. The answer is yes.

No other action was taken on the plan.

Solicitor: Mr. Mooney had nothing to address with the Planning Commission.

Public Comment: Ken Haupt, who resides at 1063 Mahlon Drive in the Township stated he would like to purchase property from his neighbor to increase his lot size, replace a deteriorating retaining wall and further increase the extent of his driveway. The Planning Commission stated he will need to have a Sketch Plan for Record prepared and submitted to the Township which includes all his intentions.

Adjournment: A motion made to adjourn the meeting at 8:17 pm and seconded and all in favor.