

## **Bern Township Planning Commission Meeting of November 8, 2022**

Present: Planning Commission: Steve Tricarico, Glenn Sweigert, James Dailey, Michael Werley, and Beth Burkovich

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

The meeting was called to order at 7:30 pm by Mr. Tricarico.

**Minutes:** A motion to accept the minutes of the meeting of October 11, 2022 was made and seconded. All voted in favor and the motion carried.

**Public Comment:** None.

### **Subdivision and Land Development Plans:**

**Wentzel / Scheaffer II Subdivision Sketch Plan for Record:** Mr. John Hoffert was in attendance representing the plan. Mr. Hoffert provided a brief summary of the intent of the plan and an update of the revised plan to the Planning Commission. The SSM letter dated November 4, 2022 was discussed. Mr. Hoffert stated the Board of Supervisors at their November meeting approved the two waiver requests: one to not have to widen the cartway of Hilltop Road and Shurr Road; and the other to only establish one monument along the northern right-of-way line of Shurr Road at the western portion of Lot 2. Mr. Steve Tricarico stated he will sign the planning modules for this plan. A motion was made to recommend the Board of Supervisors conditionally grant the Sketch Plan for Record plan approval contingent on satisfying the outstanding items in the SSM letter dated November 4, 2022. Motion was properly seconded. All in favor. Motion carried.

**Penske Collision and Repair Center Sketch Land Development Plan:** Mr. Steve Bensinger – Stackhouse Bensinger Inc, Mr. Jon Wiltanger - Penske, and Chris Muvdi – Penske Attorney were in attendance representing the plan. Mr. Bensinger provided the Planning Commission with an overview of the proposed intent of the plan. The SSM letter dated November 4, 2022 was discussed. Mr. Bensinger stated that Penske proposes the following: to have 50 to 60 employees; open 24 hours 7 days a week; all repairs would be inside the building; 7 full garage bays from one side of the building to the other; no garage bays proposed on the north side of the building (facing West Leesport Road); 32 foot building height; repair time will vary depending on parts availability; a decorative fence along the road. Numerous citizens stated their objection to a driveway along West Leesport Road. Other comments regarding screening for the residents along West Leesport Road were presented. The Township stated they prefer no driveway access onto West Leesport Road. Mr. Bensinger stated he agrees with all the other items in the letter and will amend the plan accordingly. No action was taken on the plan.

**Solicitor:** Mr. Mooney stated he had nothing to present.

**Adjournment:** A motion made to adjourn the meeting at 8:46 pm and seconded and all in favor.