

Bern Township Planning Commission Meeting of March 12, 2024

Present: Planning Commission: James Dailey, Beth Burkovich, James Colflesh, Michael Werley and Steve Tricarico.

Also attending: Mr. Keith Mooney, Solicitor; Mr. Kent Morey, Spotts, Stevens & McCoy.

Mr. James Dailey called the meeting to order at 7:30 p.m.

Acceptance of Minutes

The February minutes were discussed, and Mr. Tricarico requested a correction for a misspelled word. Mr. Tricarico made a motion to approve the February 13, 2024, meeting minutes with the correction; Mr. Werley seconded. All in favor. Motion carried.

Public Comment

None.

Subdivision and Land Development Plans

Tower Health Building Addition

Mr. Adam Crunk from Crunk Engineering was present representing the plan, which proposes construction of a two-story building addition on the south side of the property and a covered canopy to the Medical Office Building. The March 8, 2024, SSM review letter was discussed. Mr. Morey mentioned that comment 20 should reference the water supply, Section 154-28. Atty. Mooney and Mr. Morey discussed comment 26 in the review letter referencing the Stormwater Controls and Best Management Practices Operations and Maintenance Agreement. They decided the new plan should be added as an addendum to the original plan by adding a second sheet. A letter from Crunk engineering about an NPDES Permit was discussed. Mr. Tricarico asked if Met-Ed was contacted about an electricity supply shortage and Mr. Crunk said yes. Mr. Tricarico also mentioned he visited the site location, and it seemed like a steep area. Mr. Crunk said that there would be a need to use some fill. Mr. Tricarico asked if that would affect the stormwater drain in the gully. Mr. Crunk replied it was far enough away so it would not be affected. Mr. Tricarico asked about fencing he saw at the facility. Jenna Picini, Tower Behavioral Health CEO, said the fencing was surrounding a green space area for patients and a similar fenced area is planned for the addition. Mr. Crunk stated the plan will be revised to comply with the comments in the March 8, 2024, SSM review letter and requested preliminary plan approval. Mr. Tricarico made a motion to recommend approval of the Tower Health Building Addition Preliminary Plan subject to the satisfaction of the provisions in the March 8, 2024, SSM review letter; Ms. Burkovich seconded. Mr. Potts asked Mr. Crunk if there would be any waivers requested. Mr. Crunk stated no. All in favor. Motion carried.

Solicitor

Atty. Mooney presented the Rural Residential Conditional Use Zoning Amendment. Mr. Werley made a motion to recommend the Board of Supervisors approve the proposed amendment as presented; Mr. Tricarico seconded. All in favor. Motion carried.

Adjournment

Mr. Colflesh made a motion to adjourn at 7:58 PM; Ms. Burkovich seconded. All in favor. Motion carried.