

## **Bern Township Planning Commission Meeting of July 9, 2024**

Present: Planning Commission: James Dailey, James Rumbaugh, 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**

Mr. Tricarico made a motion to approve the June 11, 2024, meeting minutes; Mr. Werley seconded. All in favor. Motion carried.

Mr. Werley made a motion to approve the May 14, 2024, meeting minutes as amended; Mr. Tricarico seconded. All in favor. Motion carried.

### **Public Comment**

None.

### **Subdivision and Land Development Plan**

#### **Lookout-7 Lot Minor Subdivision**

Mr. Brian Focht from C2C Designs provided a brief overview of the plan and stated that he had no issues with any items in the July 3, 2024, SSM review letter and would comply with all the conditions.

Mr. Morey stated a waiver request was received for Section 154-19.A(2) – to allow the drawing of the cover sheet to be drawn at a scale of 1"=100'. Mr. Tricarico made a motion to recommend the waiver request be granted by the Board of Supervisors; Mr. Rumbaugh seconded. All in favor. Motion carried.

The July 3, 2024, SSM review letter was discussed.

Mr. Morey mentioned comment 3 and the potential for lot 7 to be left short on buildable area due to steep slopes. Mr. Morey recommended lots 1 through 6 be restricted on the number of steep slopes that may be disturbed.

Mr. Morey recommended that a note be placed on the Final Plan because the driveway to lot 7 may need to be cut (graded) in order to provide the proper sight distance.

Mr. Tricarico asked about the driveway crossings mentioned in comment 10. Mr. Morey stated that the grading of the driveways must not affect gutter flow on Rickenbach Road.

Mr. Tricarico made a motion to recommend approval of the Lookout Subdivision Preliminary Plan to the Board of Supervisors based on meeting the conditions in the July 3, 2024, SSM review letter; Mr. Rumbaugh seconded. All in favor. Motion carried.

## **1160 Old Bernville Road**

Mr. Robert Hain from Berks Surveying and Engineering was present representing the plan along with the applicant, Mr. Stefano Folino, on the telephone. Mr. Hain provided a brief overview of the plan.

The July 3, 2024, SSM review letter was discussed.

Mr. Morey mentioned a variance had been previously granted to allow Highway Commercial uses on the entire property. Atty. Mooney is checking into whether or not a proposed greenhouse is an allowable use or if a variance is required.

Mr. Morey asked for a better description of the "Future Building Material Shop." Atty. Mooney stated that a Special Exceptions might be needed to allow it.

Discussion was held on a previous plan for the location that was never recorded, the gravel parking area and the parking area at an existing stone home on the property. Concerns were raised over traffic backing out onto Old Bernville Road. Mr. Tricarico asked what the intended long-term use is for the home. Mr. Folino stated that it will be used for offices and dressing rooms for bridal parties.

Mr. Morey referred to comment 12 and inquired about the intent of the entrance on Route 183. Mr. Hain stated it will be for emergency access only. Mr. Morey stated that the intent needs to be documented on the plan and if the entrance is to be used for anything other than residential use an updated PennDOT HOP must be provided.

Mr. Tom Ninetto, Old Bernville Road resident, expressed concerns about noise levels and traffic. Discussion was held on planned barn improvements to remediate noise issues.

### **Solicitor**

No additional comment.

### **Adjournment**

Mr. Werley made a motion to adjourn at 8:36 p.m.; Mr. Tricarico seconded. All in favor. Motion carried.