

## **Bern Township Planning Commission Meeting of October 13, 2022**

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

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

The meeting was called to order at 7:31 pm by Mr. Tricarico.

**Minutes:** A motion to accept the minutes of the meeting of September 13, 2022 was made and seconded. All voted in favor and the motion carried.

**Public Comment:** Mr. Kurt Lowther addressed the Planning Commission with questions regarding a lot along Leiscz's Bridge Road. Mr. Lowther stated he attended a recent Zoning Hearing Board meeting in which the applicant for Garage Strength was seeking variances for this lot. Mr. Lowther was questioning whether that plan was before the Planning Commission due to concerns he has regarding the proposal. The members stated the Plan was not and any plan will be fully reviewed by SSM and the Planning Commission.

### **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 to the Planning Commission. The SSM letter dated October 7, 2022 was discussed. Mr. Hoffert submitted a written request for two waivers. The first waiver is to not have to widen the cartway of Hilltop Road and Shurr Road. The second waiver is to only establish one monument along the northern right-of-way line of Shurr Road at the western portion of Lot 2. A motion was made to recommend the Board of Supervisors grant both waivers. Motion was properly seconded. All in favor. Motion carried. Mr Hoffert stated he agrees with all the other items in the letter and will amend the plan accordingly.

**Stinson Drive Partners, LLC 2 Lot Subdivision Preliminary Plan:** Mr. Steve Bensinger was 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 October 7, 2022 was discussed. The Township stated they will want both Stinson Drive and West Leesport Road widened when either of these proposed lots are developed. The Township will also want sidewalk and curb provided along West Leesport Road and only curb along Stinson Drive when either of these lots are developed in the future. Finally, no entrance/exit should access anywhere on West Leesport Rd. Mr. Bensinger stated he agrees with all the other items in the letter and will amend the plan accordingly. A motion was made to recommend the Board of Supervisors conditionally grant the Preliminary Plan approval contingent on an Environmental Assessment Statement being submitted at the Final Plan stage and satisfying the outstanding items in the SSM letter dated October 7, 2022. Motion was properly seconded. All in favor. Motion carried.

**BCIDA Building H Planning Modules:** Mr. Steve Tricarico stated he will sign the planning modules for this plan.

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

**Adjournment:** A motion made to adjourn the meeting at 8:30 pm and seconded and all in favor.