

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, FEBRUARY 19, 2020 @ 7:00 PM

- I. Call to Order-Chairman Minnich called the meeting to order at 7:00 pm.
- II. The Pledge of Allegiance was recited.
- III. Roll Call-Present in addition to Chairman Minnich were Commissioner Howard, Commissioner Teel, Township Engineer Coyle and Township Solicitor Karasek. Commissioner Barbounis arrived at 7:30 pm. Commissioner Klein was absent.
- IV. Approve the Minutes-January 15, 2020-**MOTION** by Commissioner Howard, to approve the January 15, 2020 meeting minutes, seconded by Commissioner Teel. Vote: 3-0.
- V. Planning Modules-None
- VI. Subdivisions
 - a. Kuiper Lot Line Adjustment-Engineer Coyle discussed that the Lot Line Adjustment, along Orchard Road, is in conjunction with the Kuiper Minor Subdivision. Engineer Coyle stated the scales have been previously approved by the Planning Commission. Engineer Coyle stated that the one lot that is being reduced in size, sewage testing has been completed. Review letter from the LVPC has been received. Engineer Coyle's recommendation is to conditionally approve the lot line adjustment. Solicitor Karasek discussed the conditional agreement form. **MOTION** by Commissioner Teel to recommend conditional preliminary and final lot line adjustment approval, seconded by Commissioner Howard. Vote: 3-0.
Solicitor Karasek stated this Lot Line Adjustment will be on the Board of Supervisors meeting agenda for March 9, 2020.
 - b. Kuiper Minor Subdivision
 - 12/18/2019-Plan Submitted
 - 03/20/2020-Plan will expireEngineer Coyle discussed his review letter. SALDO- Section 302.4.2.6-requires the site location map to be at a scale of 1 inch =800 feet showing the relation to the site to adjoining properties. A scale of 1 inch=2000 feet is provided. **MOTION** by Commissioner Howard, to grant waiver, seconded by Commissioner Teel. Vote: 3-0. Engineer Coyle that a "Special Exception" Zoning Hearing for steep slope development may be required. The proposed driveway grade for proposed Lot 1 does not appear to meet Township driveway slope requirements of maximum 12% slope, with a maximum grade of 7% for the first 25 feet from the street right of way. **MOTION** by Commissioner Teel, to recommend a "Special Exception" to the Zoning Hearing Board, seconded by Commissioner Howard. Vote: 3-0. Solicitor Karasek discussed the conditional agreement form, planning module to be approved or an exception, PDNI and SEO review, fee in lieu of Open Space for 2 proposed lots. **MOTION** by Commissioner Howard, to recommend conditional preliminary and final Minor Subdivision, seconded by Commissioner Teel. Vote: 3-0. Solicitor Karasek stated the

Minor Subdivision approval will be on the Board of Supervisors meeting agenda for March 9, 2020.

- c. Policelli/Spring Lane Recommendation-Sean Policelli discussed his plans to construct a single family residence in the Polly Acres development, most of which is in the Steep Slope District. Engineer Coyle discussed his review letter. The proposed use-Single Family Residential-is subject to the Township Zoning Ordinance. Based upon the proposed steep slope development, Section 5.400 Steep Slope Overlay District applies. The Steep Slope Overlay District is defined as those areas having slopes of 15% or greater. The proposed use may be permitted in the Steep Slope area with slopes of 15%-25% by a Special Exception from the Zoning Hearing Board. Engineer Coyle stated this plan is looking for a recommendation from the Planning Commission. Engineer Coyle's recommendation is to allow the construction in the 15%-25% steep slope district. **MOTION** by Chairman Minnich, to make a favorable recommendation to the Zoning Hearing Board to approve the Special Exception, seconded by Commissioner Howard. Vote: 3-0.
- d. GenOn-James Sens gave a brief overview of the revisions made to the plan. Engineer Coyle discussed his review letter. Engineer Coyle stated the relationship between GenOn and Portland Power has been clarified and the plan has been re-labeled as a Major Subdivision. Zoning items have been revised. SALDO-Section 304.3.6.1 (Contours) waiver requested. *Section 304.3.7.1.6* (Permanent and seasonal high water table areas) waiver requested. *Section 304.3.4.2.4* (Various soil types with SCS classifications and DEP definitions) waiver rescinded. *Section 304.3.4.3.4* (Location of man-made features) will comply. *Section 302.4.7.6 Section 400.4.1* (All lots shall abut on a street), a formal waiver has been submitted. Easements have been provided to Lots A and B. Easement to Lot A is recommended to be increased from 20' to 50'. *Section 400.4.5* (Newly proposed lots shall require to provide a fully tested and approved replacement absorption area for on-lot sewage disposal), no septic is shown, waiver requested. Engineer Coyle recommended septic testing on Lot A and C. Engineer Coyle stated the applicant has indicated "on-lot" listed for water and sewer, however the location is not shown on plan. *Section 304.3.13.5* (Planning Module for Subdivision), no waiver has been requested or no planning module has been submitted. This will be deferred to the SEO. Engineer Coyle stated his recommendation is to send a revised plan to Portland Borough for review and a response letter to be on Borough letterhead be provided. Solicitor Karasek stated that since the submission of a revised plan has been submitted, this plan will now expire April 28, 2020. **MOTION** by Commissioner Howard, to recommend waiver on section 304.3.6.1 (contours), seconded by Commissioner Teel. Vote: 4-0. **MOTION** by Chairman Minnich, to not recommend a waiver on primary leach field, secondary leach field , soil probe locations, perc tests, seconded by Commissioner Howard. Chairman Minnich withdrew his motion, Commissioner Howard withdrew his motion. Item tabled. **MOTION** by Chairman Minnich, to recommend waiver on section 400.4.1 (all lots abut a street), easements to Lot A and B be increased from 20' to 50', based on Engineer Coyle's recommendation, and also the proposed easement to Tax

Parcel C12 5 6 0127, language to include “may be modified to meet the needs for possible future development”, seconded by Commissioner Howard. Vote: 4-0.
MOTION by Commissioner Howard, to table plan, seconded by Commissioner Teel. Vote: 4-0.

VII. Site/Sketch Plan

- a. 1800 S. Delaware Dr.-Chairman Minnich stated this sketch plan was on December’s meeting but the applicant was not present at that time. The applicant was present tonight to give a brief summary of the sketch plan. Afzal Usmani stated he would like to know if this is something that would work before they move forward. Engineer Coyle discussed his review letter. The proposed plan includes a hotel, sports field and complex, recreational park and camping ground and parking lot. Engineer Coyle stated that with the limit information that was provided, he wanted to give the applicant as much information that will be needed to move forward. There was a discussion regarding the Zoning District, permitted uses, variances, storm water information.
MOTION by Commissioner Howard, to table plan, seconded by Commissioner Teel. Vote: 4-0.

VIII. Old Business

- a. Act 537 Plan Update-No update.
- b. R-2 Zone-There was a discussion on the proposed R-2 Zone. Commissioner Teel stated that the BOS would welcome any recommendations for the R-2 Zone from the Planning Commission. Commissioner Howard stated he would like to see more existing buildings re-purposed for businesses. Public comment from David Friedman- if the R-2 Zone was for multi-family housing, will it be limited to the R-2 Zone only and will they be eliminating multi-family housing from the R-1 Zone. Commissioner Teel stated he would like to see the R-2 Zone strictly for senior housing. Chairman Minnich stated there is not an area for senior housing, only with conditional use in the R-1 Zone. Public comment from Judy Henckel- hiring a professional community planner should be considered. Chairman Minnich stated that they be looking at adjacent areas and possibly looking into a community planner. **MOTION** by Commissioner Teel, to table, seconded by Commissioner Howard. Vote: 4-0.

IX. New Business-None

- X. Adjournment-**MOTION** by Commissioner Teel, to adjourn the meeting at 9:15 pm, seconded by Commissioner Howard. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary