



BETHEL TOWNSHIP

DELAWARE COUNTY

1092 BETHEL ROAD
GARNET VALLEY, PA 19060

Planning Commission

Louis Torrieri-Chairman
Kenneth Laaken, Jr.-Vice-Chairman
Rebecca Yurkovich -Secretary

Phone: (610) 459-1529
Fax: (610) 459-2921
Email: planning.commission@betheltwp.com
www.twp.bethel.pa.us

Paul Battinieri
Giovanna Iacono
Ed Miles
Rajesh Shah
David Tustin

Matthew Houtmann, P.E.
Township Engineer

Laurence L. Smith, Esquire
Planning Commission Solicitor

PLANNING COMMISSION RECORD OF MINUTES November 6, 2019

The Regular Meeting of the BETHEL TOWNSHIP DELAWARE COUNTY PLANNING COMMISSION was held on Wednesday, November 6, 2019, in the John Myers Building, 1092 Bethel Road, Garnet Valley, PA 19060.

PRESENT:

Lou Torrieri- Chairman	Giovanna Iacono
Ken Laaken, Jr.- Vice Chairman	Dave Tustin
Ed Miles	Larry L. Smith, Esq.

APOLOGIES:

Paul Battinieri, Raj Shah, Matt Houtmann, and Mike Davey

OBSERVERS:

MEMBERS OF THE PUBLIC, 4

The Regular November 6, 2019 Planning Commission Meeting convened at 7:30 pm.

Chairman requested everyone to please silence all electronic equipment and announced the presence of a recording device for the purpose of minute taking. A copy of the approved minutes will be available on the Bethel Township website.

Lou asked for a motion to approve the minutes from the October 2, 2019 regular meeting. Minutes transcribed from recorder.

Motion: Moved by Ken Laaken, Jr. and seconded by Giovanna Iacono to approve the minutes from October 2, 2019, as prepared by the Planning Commission Secretary. Motion carried unanimously.

Lou asked for a motion to approve 3.0 hours of service for the Planning Commission Secretary, for month of September.

Motion: Moved by Ken Laaken, Jr. and seconded by Giovanna Iacono to approve 3.0 hours for the Planning Commission Secretary for the month of October. Motion carried unanimously.

CORRESPONDENCE:

Any correspondence will be addressed during the meeting where applicable.

REPORTS:

SEWER AUTHORITY: No Report.

ANNOUNCEMENTS:

Lou reminded everyone that effective as of January 2017, the new Board of Supervisors' policy is that the earliest review of approved plans will be at the succeeding month's Board of Supervisors' meeting. In other words, approved Planning Commission plans will not be reviewed or approved by the Board of Supervisors in the same month that the Planning Commission approves them.

Judy McCleary, Bethel Township Preservation Society (BTPS), shared that the BTPS would be participating in Elder Week again this year, March 10th, 11th, and 12th. This year's theme is "Your House has a History". BTPS will be offering session regarding architecture in Bethel from 1600s to WWII, how to archive memories, and 1600s fashion. There will be a small charge associated with this event; however, breakfast and lunch are included.

OLD BUSINESS:

Project PC-2015-5. 3039 Iacobucci Homes, 1621 Garnet Mine Road. Administrative Plan Adjustment. (Final approval was December 2016)

Chairman Lou Torrieri recognized that the Planning Commission approved the final plan for Iacobucci Homes, 1621 Garnet Mine Road, in December of 2016. As the project is now under construction, the applicant has discovered several minor lot line errors that require adjustments/corrections before the homes may make settlement. The plans need to be reapproved by both the Planning Commission and the Board of Supervisors, before the applicant may correct the error at the County-level. Lou then turned the floor over to applicant, Bill Messick, to further explain the disparity.

Bill Messick, Director of Construction Services for Iacobucci Homes, explained that there was a typo in the curve data from the project engineer. The lot sizes or shapes are not changing from the original plan, they merely need to correct the typographical errors. The applicant continued by recognizing that they have been in contact with the Township Engineer, Matt Houtmann, since discovering the error.

Lou Torrieri recognized that Matt Houtmann had reached out and explained that he approved of the changes proposed by Iacobucci Homes. Following the discussion, Lou Torrieri asked for a motion to recommend approval of the plan to the Board of Supervisors.

Motion: Moved by Ken Laaken, Jr. and seconded by Ed Miles, and carried unanimously the Planning Commission approved to recommend approval to the Board of Supervisors for the amendment typographical errors in PC 2015-5.

Following the approval of the recommendation, Chairman Lou informed the applicant that he would need to get in touch with the Board of Supervisors in order to get on their agenda. Additional requirements for submitting the plans were also explained.

CLOSING COMMENTS:

Lou thanked the Board members and members of the public for attending the meeting.

The next regular Planning Commission meeting will meet on Wednesday, December 4, 2019 at 7:30 pm.

ADJOURNMENT: The meeting adjourned at 7:45 pm on a motion by Ed Miles and seconded by Ken Laaken. The motion carried unanimously.

Becca Yurkovich / Planning Commission Secretary
Minutes prepared from recorded device.