

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JULY 15, 2020 @ 7:00 PM

*Due to COVID-19 and the Stay-At-Home Order issued by Governor Wolf of Pennsylvania, this Planning Commission Meeting was Virtual Meeting held online.

- I. Call to Order-Chairman Barbounis called the meeting to order at 7:00 pm.
- II. The Pledge of Allegiance was recited.
- III. Roll Call-Virtually present in addition to Chairman Barbounis were Commissioner Teel, Commissioner Klein, Commissioner Crane, Commissioner Sarisky, Township Solicitor Karasek, and Township Engineer Coyle.
- IV. Appoint Secretary of the Commission-Chairman Barbounis stated he has been holding both the Chairman and Secretary of the Planning Commission, a Secretary needs to be appointed. **MOTION** by Commissioner Teel to nominate Commissioner Klein as Secretary of the Planning Commission, seconded by Chairman Barbounis. Vote: 5-0.
- V. Approve the Minutes
 - a. May 20, 2020-MOTION by Commissioner Klein to approve the May 20, 2020 Meeting Minutes, seconded by Commissioner Crane. Vote: 5-0.
- VI. Planning Modules-None
- VII. Subdivisions
 - a. Tishuk to McCabe, et al. Lot Line Adjustment Plan
 - Time to take action expires on July 28, 2020-Engineer Coyle stated no update. Solicitor Karasek stated the time to take action on this plan expires one day after the Board of Supervisors' meeting on July 27th. Solicitor Karasek stated the Planning Commission should consider recommending denial of this plan based on Engineer Coyle's review letter of March 17, 2020, unless the applicant requests an extension of time. **MOTION** by Commissioner Klein to recommend denial of this plan, seconded by Commissioner Crane. Vote: 5-0.
 - b. Gen-On Lot Line Adjustment Plan-Solicitor Karasek stated a new plan was submitted on June 23, 2020, therefore the time to take action expires on September 21, 2020. Engineer Coyle discussed his review letter on the re-submission of the plan.
 1. The original date shall be re-established. A revision date and description shall be added to the plan.
 2. The project intent has not changed. Proposed Lot A will encompass 161+ acres and proposed Lot will be 28+ acres.
 3. *Zoning*-Confirm that side lot lines are consistently illustrated on the submitted Plan. Developer states that the Plan has been submitted to the Zoning Officer for review.

4. **SALDO- MOTION** by Commissioner Klein to grant a scale waiver as requested from 1"=50' to 1"=200' on the condition of a blow-up of Lot B, seconded by Commissioner Teel. Vote: 5-0.
5. Soil probes and perc testing has been submitted, locations are not shown on plan. A portable toilet will be used on site, it is recommended the Township SEO provide a letter addressing the portable toilet to be used as a septic system for Lot B and the applicability of a DEP Planning Module.
6. General Comments-Proof of correspondence with the Railroad Company has not been received. Blow-up of Lot B on the Plan. Railroad Track ownership needs to be clarified under proposed plan. All driveways shall be a minimum of 10 feet from adjacent property lines (SALDO 400.6.2.1). A table has been added to the Plan listing permits. LVPC review letter has been received. There was a general discussion on the access easement to Lot C.

Solicitor Karasek and Engineer Coyle went through the agreement form for conditional plan approval. **MOTION** by Chairman Barbounis that the Planning Commission recommends that the Gen-On Lot Line Adjustment Plan be granted Preliminary/Final Conditional Plan Approval based upon the conditions outlined in the agreement form orally approved by the applicant/applicants representative, seconded by Commissioner Crane. Vote: 5-0.

Chairman Barbounis stated he would like to add Public Comment to the Agenda after PART XI.

- c. 303 Demi Rd. Logistics Center Lot Line Adjustment Plan
-Time to take action expires on August 31, 2020
MOTION by Commissioner Teel to table plan, seconded by Commissioner Klein. Vote: 5-0.

VIII. Land Development Plan

- a. 303 Demi Rd. Logistics Center
-Time to take action expires on August 31, 2020
MOTION by Commissioner Teel to table plan, seconded by Commissioner Klein. Vote: 5-0.

IX. Site/Sketch Plan-None

X. Old Business

XI. New Business

- a. Iorio Subdivision Lot 2 Grading Plan-Engineer Coyle gave a summary of the submitted Grading Plan. Engineer Coyle stated the subject Grading Plan proposes a shared driveway for two lots (1 & 2), which differs from the original approved Subdivision Plan. There was general discussion on the Plan. Engineer Coyle stated he would not recommend a shared driveway. Chris Geary, ACELA Engineering, stated that the applicants own 3 lots and at this time, have no plans of selling any of them. Their concern is the design of the current driveway is

difficult for the maneuvering of their RV and the shared driveway concept is more a personal preference. Mike Butko, lot owner, discussed his safety concerns as for his reasons for wanting to create a shared driveway between lots 1 & 2 and his concerns for combining the lots. The question comes if this is major or minor change in the original approved plan. Engineer Coyle stated this would require a SALDO waiver. The Commissioners believe that shared driveways is not recommended. **MOTION** by Commissioner Klein to not recommend a shared driveway for Lots 1 & 2, seconded by Commissioner Teel. Vote: 5-0. Commissioner Teel recommended this to be on the Board of Supervisors' August 10th meeting agenda.

- b. River Pointe Logistics LLC Text Amendment-Engineer Coyle gave an overview of the River Pointe Logistics Text Amendment, an Ordinance amending the Township's Zoning Ordinance by adding a new use Class 8.a to implement the intent use of 8.e, the development of "new industrial parks attractively developed and designed to attract new industry", that is currently in the review process. Engineer Coyle stated the I-2 and I-3 Zone are the areas in discussion. The Text Amendment is basically a proposal to amend certain sections of the Zoning Ordinance to make it applicable to what the developer foresees in his development plan. There was general discussion on the track area, building coverage, size of buildings, building setbacks, building heights, impervious surface coverage, lighting, height projections, sewage disposal (drip irrigation system), overall conceptual sketch plan, steep slopes, major traffic impact studies. Engineer Coyle discussed the Uses by right, industrial uses permitted by right in the I-2 Industrial Zoning District pursuant to Use Class 8 of the Upper Mount Bethel Township Zoning Ordinance. Engineer Coyle stated that each business coming in will have to go through the Land Development process. Chairman Barbounis discussed whether the Commission needs more time to review or ready to make their recommendations. Solicitor Karasek discussed the Commission recommendations:
- 1) It is recommended to remove from the proposed text (since these uses are already permitted in the existing I-2 Zoning District)-gasoline station, truck stop, truck repair facility, hotel, restaurant, bank or financial institution and office building or office areas used in conjunction with a permitted industrial use.
 - 2) That the maximum height of a building located within 1000 feet of the Township owned Community Park shall not exceed 65 feet.
 - 3) That roof projections shall not exceed twenty (20) feet above the roof of the building.
 - 4) The reference to Section 6.909 should be to the Township Zoning Ordinance (not SALDO) and the reference to a SALDO waiver by the Board of Supervisors to a variance by the Zoning Hearing Board.
 - 5) Correct typo from "Mother" to "Other" in Section DD.

6) A suggestion that the Board of Supervisors consider provisions for the disposal and/or storage of hazardous waste in the Industrial Park.

MOTION by Commissioner Teel to send the River Pointe Logistics LLC Text Amendment, with recommendations, to the Board of Supervisors', seconded by Commissioner Sarisky. There was further discussion on roof projections.

MOTION by Commissioner Klein to amend the original motion to include height projections on the building roofs, seconded by Chairman Barbounis. Vote: 5-0.

XII. Public Comment received by calling in during this meeting.

a. Charles Cole commented on the River Pointe Text Amendment, the Environmental Impact Assessment and other concerns.

b. Judy Henckel commented on the height of the buildings.

XIII. Adjournment-**MOTION** by Commissioner Teel to adjourn the meeting at 9:55 pm, seconded by Commissioner Klein. Vote: 5-0.

Respectfully Submitted by Cindy Beck-Recording Secretary