

**BETHEL TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

February 28, 2017

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:00 pm. Present were members Betsy Bowman, Bill Straw, George Shollenberger, and Michael Orendo. Also present were Eugene Orlando Jr., Solicitor; Gary Kraft, Engineer, Zoning Officer Robin Royer and Jayne Seifrit.

**Public Comment on Agenda–**

**Hearing of Visitors**

Lebanon Valley Christian School – Leonard Martin stated they would like to place a modular unit on the eastern side on the parking area for classrooms for about a year. They would like to add onto the school in the summer of 2018. They will check with the SEO to make sure the existing septic system can handle any increase in use. The Planning Commission members were not concerned with the time frame as outlined.

**Approval of Minutes**

Betsy Bowman made a motion to approve minutes from special meeting held on January 24, 2017, seconded by Michael Orendo. All agreed. Motion carried. George Shollenberger made a motion to approve minutes from January 24, 2017, seconded by Betsy Bowman. All agreed. Motion carried.

**Solicitor – Eugene Orlando Jr.**

Nothing at this time

**Engineer – Gary Kraft**

Nothing at this time

**Zoning Officer – Robin Royer**

Nothing at this time

**Subdivisions**

**Martin Forestry**

Kevin Varner gave a brief overview of the plan and stated they just received NPDES permit. He is asking for conditional final approval. Earl Wolf is a neighbor to the rear of the property and is not in favor of the project. He doesn't want to hear the noise. Eugene Orlando explained the Planning Commission checks to see if the plan conforms to the requirements set forth in the SALDO and Zoning Ordinance. Mr. Wolf can hire an attorney to protect his rights and make sure the plan conforms. Bill Straw made a motion to approve final plan, condition on all items completed on the Kraft Engineering letter dated February 22, 2017, seconded by Betsy Bowman. All agreed. Motion carried.

**MRD/Dieffenbach Subdivision and Land Development Plan**

Gary Kraft highlighted items from review letter. Dottie Sterner stated the DEP exemption can be submitted. Michael Orendo made a motion recommending the Board submit sewage exemption, seconded by Bill Straw. All agreed. Motion carried. Dottie Sterner ask for preliminary conditional approval. George Shollenberger made a motion to approve preliminary plan condition on items being completed on Kraft Engineering letter dated February 23, 2017 and completion of final plan, seconded by Michael Orendo. All

agreed. Motion carried. Bill Straw made a motion to approve final plan condition on all items be completed from Kraft Engineering letter dated February 23, 2017, seconded by Betsy Bowman. All agreed. Motion carried.

### **Central Logistic Park**

Bill Straw made a motion to reapprove final plan approval condition on all items being complied with on Kraft Engineering review letter dated September 22, 2016, agreement satisfactory to the Township for vacation of Fort Motel Drive section, agreement with language to address cross access and easement that is shown on lot 1 satisfactory to the Township, agreement with the developer to provide alternative access to all users of Fort Motel Drive where Fort Motel Drive would not be available during construction of Central Blvd. satisfactory to the Township, developer would cover costs for engineering, legal and advertising for vacation of portion of Fort Motel Drive, developer would cover costs for engineering and legal for alternate cross access easement lot 1, timing of agreement and construction satisfaction to the Township, all grading easements executed, all parcels that are part of Vesper to be combined in common deed and all the conditions being met in one hundred twenty (120) days, seconded by Michael Orendo. All agreed. Motion carried.

### **New Subdivisions**

#### **Subdivision Dean and April Klopp**

They would like to subdivide the apartment property off of the ProAc parcel. George Shollenberger made a motion to accept the plan for review, seconded by Betsy Bowman. All agreed. Motion carried.

### **Unfinished Business**

SALDO – no action yet

Act 209 – no action yet

Zoning Ordinance Amendments – discussion on auto repair home premise business versus business as principle use.

Ethics due back by May 1, 2017

Planning Commission Annual Report – George Shollenberger made a motion to approve annual report, seconded by Betsy Bowman. All agreed. Motion carried.

### **New Business**

### **Public Comment**

Larry Schmehl asked about items from last month. He was told they are in the Board of Supervisors hands.

### **Adjournment**

A motion was made by Michael Orendo to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 7:55p.m.

Respectfully Submitted

Jayne K Seifrit, Township Manager