

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

January 24, 2017

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:09 pm. Present were members Lee Groff, Betsy Bowman, Bill Straw, George Shollenberger, Corey Houser and Michael Orendo. Also present were Eugene Orlando Jr., Solicitor; Gary Kraft, Engineer, Zoning Officer Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Reorganization

Done prior to Joint meeting held January 24, 2017 at 6:00 pm

Hearing of Visitors

Approval of Minutes

George Shollenberger made a motion to approve minutes from December 27, 2016 meeting, 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

Robin Royer stated she has a letter ready to go out to the owners of 791 Frystown Rd. Corey Houser stated there is a parking area now on the property. Robin Royer stated the Board will have to authorize any further action.

21 Kline Rd, Schubert Mennonite Church – Robin Royer stated they would like to proceed with a small 972 square foot addition, ramps and a basement entrance. The lot coverage is 47%, there is no zoning relief required. Planning Commission members did not feel a land development was necessary.

7821 Lancaster Ave, Lebanon Valley Christian School – Robin Royer stated they would like to place a modular on the property temporarily. Discussion on definition of temporary; Bill made a motion to limit the time to two (2) years, seconded by Corey Houser.

Subdivisions

Martin Forestry

Nothing at this time

MRD/Dieffenbach Subdivision and Land Development Plan

Gary Kraft asked the Members if the configuration on page 6 of 11 is what is needed. Lee Groff and Corey Houser said this is what is needed to access by an ambulance. Gary Kraft also stated the financial security needs to be for both phases. There have been some questions on other files that have phases to them. Dottie Sterner stated they are planning on putting the site work in the phase 1 and cost associated with site work in the developer's improvement agreement and financial security.

New Subdivisions

Unfinished Business

SALDO – just a reminder of wanting to look at the document for possible amendments
Transportation Impact revisions
Zoning Ordinance Amendments – held first meeting

New Business

Ethic forms – Due back by May 1, 2017
Planning Commission Annual Report – look over for next month.

Public Comment

David Kreider asked about his plan. It was stated we need the Letter of Credit, Developer's Improvement Agreement and Financial Security. Eugene Orlando asked if David Kreider wanted two DIA's and Financial Securities. David Kreider stated he does want to keep them separate.

Larry Schmehl asked about the tires and wet lands encroachment on 550 Brown Rd that he had mentioned last month. Robin had not been given the issue to date.

Larry Schmehl asked how high the scrap pile can get before it is in violation of the ordinance.

Adjournment

A motion was made by Corey Houser to adjourn the meeting, seconded by Lee Groff. All agreed. Motion carried. Meeting adjourned at 7:40 p.m.

Respectfully Submitted

Jayne K Seifrit, Township Manager