

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

July 25, 2017

The Bethel Township Planning Commission meeting was called to order by Vice Chairman Corey Houser at 7:00 pm. Present were members Lee Groff, Corey Houser, George Shollenberger, and Betsy Bowman. Also present were Eugene Orlando Jr., Solicitor, Zoning Officer Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

David Peters was present to discuss questions he had. He provided the questions a day before the meeting. His concerns were about creating different zoning, how it affects property, property values and taxes. Eugene Orlando stated the Township just completed the Comprehensive Plan process over the last year and a half. Meetings were advertised and all were and are welcome to come to the meetings to express opinions. The changes that are being discussed now are the result of the Comprehensive plan process. He encouraged attendance at the meetings.

Rik Longacre was present to show the members a plan for the Dermody (former Prologis property) site. They are looking to put the car parking against the building instead of having large truck lanes against the building. Corey Houser stated they should consider having the parking far enough away from the building that a piece of fire apparatus or ambulance can maneuver and get close enough if needed. Rik Longacre said in time there will be a Revision to Plan of record plan coming in for approval.

Approval of Minutes

Betsy Bowman made a motion to approve minutes from Special Meeting June 27, 2017, seconded by Lee Groff. All agreed. Motion carried. George Shollenberger made a motion to approve minutes from June 27, 2017, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Eugene Orlando Jr.

Nothing at this time

Engineer – Gary Kraft

Absent

Zoning Officer – Robin Royer

Robin Royer stated she will address any questions from report.

Robin Royer stated a Zoning Hearing has been scheduled for 8455 Lancaster Ave for an addition. The hearing will be August 9th at 7:00 pm.

791 Frystown Rd – Robin Royer stated there have been inquiries from potential buyers.

550 Brown Rd – It was stated there are still lots of tires on the property. Robin Royer will check into it.

Subdivisions

Midway Industrial South – A waiver request letter was received. Lee Groff made a motion to approve waiver of Section 4.03.C.5.a scale, seconded by Betsy Bowman. All agreed. Motion carried. George Shollenberger made a motion recommending to the Board they waive Section 4.03.C.8 to gather Trip Generation Data instead of a Traffic Study, seconded by Betsy Bowman. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they waive Section 4.03.C.9 Hydrogeological Study, seconded by Betsy Bowman. All agreed. Motion carried. Betsy Bowman made a motion recommending to the Board they waive Section 5.22 Environmental Impact Assessment Report, seconded by Lee Groff. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they waive Section 5.11.C.10.b Street Frontage Improvements except that the ends should be tapered at 5:1 rather than squared off, seconded by Betsy Bowman. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they defer Sections 5.13.A Curbs, 5.13.B Sidewalk and 5.13.C Street Lighting at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by George Shollenberger. All agreed. Motion carried. Betsy Bowman made a motion recommending to the Board they waive Section 5.20.A.14 except additional landscaping at driveway and Basin 1, seconded by George Shollenberger. All agreed. Motion carried.

New Subdivisions

Unfinished Business

SALDO –

Act 209 revisions –

Zoning Ordinance amendments – August 22 and September 26, 2017 @ 6:00pm

New Business

Public Comment

Adjournment

A motion was made by Lee Groff to adjourn the meeting, seconded by Betsy Bowman. All agreed. Motion carried. Meeting adjourned at 7:57pm.

Respectfully Submitted

Jayne K Seifrit, Township Manager