

**BETHEL TOWNSHIP
BOARD OF SUPERVISORS AND PLANNING COMMISSION
JOINT MEETING, ZONING ORDINANCE AMENDMENTS
MINUTES**

March 28, 2017

The Bethel Township joint meeting was called to order by Chairman Bill Straw at 6:11 pm. Planning Commission members present were Betsy Bowman, Lee Groff, Corey Houser, Michael Orendo and Bill Straw. Chairman Jacob Meyer called the Board of Supervisors meeting to order at 6:23 pm. Board members present were Jake Meyer and Mike Graby. Carl Kauffman came in at 6:48pm. Also present were Gary Kraft, Engineer; Robin Royer, Zoning Officer and Jayne Seifrit.

Hearing of Visitors

Zoning Map

Gary Kraft stated there are several inconsistencies between the Future Land Use Map and the latest version of the Zoning Map. He explained where the differences are on the maps. Lee Groff made a motion to have the zoning map match the future land use map, seconded by Corey Houser. All agreed. Motion carried.

Zoning Districts

Robin Royer gave the members a revised home premise auto repair sheet showing the changes from last month and asked everyone to review for completeness. The members had further discussion on how to allow auto repair without it becoming commercial in the more residential areas. There was concern for the existing property owners just living their lives and then an auto repair shop comes in right next to them; and having to just live with it. A couple of points to come out of the discussion were to limit the GVW that could be worked on in a home premise business; additionally to include trailers in the definition. Include a buffer to aid in the screening of business versus residential. It was also discussed about removing home premise business out of the IC district and define commercial.

Gary Kraft stated there are two items that need to be discussed as they are an up and coming issue. They are medical marijuana as relates to growing and distribution of and mini cell towers. Bill Straw asked if there is any language out there that would be a guide. Robin Royer stated she has several items that she can put together. Gary Kraft and Robin Royer are going to work together to draft language to address both issues.

Meeting suspended at 7:02 pm for the Planning Commission and Board of Supervisors.
Meeting reconvened at 7:15 pm for both Boards.

Gary Kraft stated the members need to consider each of the districts and uses in each to see if what is on paper makes sense or if things need to be adjusted. In the Neighborhood Commercial District members thought 520.12 and 520.13 and 530.17 could be added to the district. They discussed in which district the medical marijuana growth and distribution could be located. Consensus was it should not be in Village District. There were not any changes to the

Residential District. It was stated more details for the auto repair in commercial and the home premise business for auto repair need to be tweaked.

Adjournment

Michael Orendo made a motion to adjourn special meeting, seconded by Bill Straw.
Meeting adjourned at 7:57 pm.

Jake Meyer made a motion to adjourn special meeting, seconded by Mike Graby.
Meeting adjourned at 7:57 pm.

Respectfully submitted,

Jayne K Seifrit, Township Manager