

**BETHEL TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

November 22, 2016

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:01 pm. Present were members Corey Houser, Lee Groff, Betsy Bowman, Bill Straw, Michael Orendo and George Shollenberger. Also present were Eugene Orlando Jr., Solicitor; Gary Kraft, Engineer, Zoning Officer Robin Royer and Jayne Seifrit.

**Public Comment on Agenda–**

**Hearing of Visitors**

Heath Machamer, OTM – Richard Bouchette

Heath Machamer explained Richard Bouchette would like to convert a building to a wine tasting room and outdoor seating area. Richard Bouchette stated he would be open Thurs – Sat and special events and outdoor events. He is leasing to own from Dwight Miller. It was stated parking would be an issue; it was stated there is an agreement with Dwight Miller for the use of the Auction lot on non-auction times.

**Approval of Minutes**

Corey Houser made a motion to approve minutes from October 25, 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 the Maine Drilling and Blasting hearing was continued until December 1, 2016 at 7:00 pm.

Lee Groff stated he visited 791 Frystown Rd as Fire Chief and asked about the persons living there. He was told there were three friends living there also. This is a Board issue, so it can be discussed with the Board.

**Subdivisions**

**David Kreider LDP**

David Kreider was present. There was clarification of items that are still outstanding. The seven additional lots that were created in 2001 are now shown on the plan but they need to have ownership marked on the plan. There is a difference on the cost estimate for the asphalt to be put in place. One document has 9.5 mm 1½ inches while the other one shows 19mm 3 inches thick; so that needs to be corrected. Lee Groff made a motion to approve final plan with the conditions that the Township receives a developer's improvement agreement for

the 2016 plan, a revised agreement for the 2001 plan, ownership shown on plan for lots 1-4 and 7 and a corrected improvement estimate for 2001 plan, seconded by Michael Orendo. All agreed. Motion carried.

### **Martin Forestry**

An extension letter was received. George Shollenberger made a motion to accept extension until February 28, 2017, seconded by Bill Straw. All agreed. Motion carried. Waiver requests; 5.11.C.16 two driveways or one driveway and an emergency access; Corey Houser made a motion recommending to the Board they waive section 5.11.C.16 to not require two driveways or one and an emergency access and contingent final approval of plan as proposed, seconded by Betsy Bowman. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they waive Storm Water Management Ordinance Section 14 (f) basin dewatering and require the soil addition as recommended and contingent on final approval of plan as proposed, seconded by Betsy Bowman. All agreed. Motion carried.

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

The plan was summarized; additional discussion on traffic study and second access for emergencies was discussed. They will be requesting waivers. They are listed on the plans but they will submit in letter form for action.

### **New Subdivisions**

#### **Unfinished Business**

SALDO – just a reminder of wanting to look at the document for possible amendments  
Transportation Impact revisions

#### **New Business**

Zoning Ordinance amendments – The Board of Supervisors voted last month to work on the amendments as a result of the Comprehensive Plan being completed. Eugene Orlando specifically mentioned the home premise area and auto repair. The formation of a Neighborhood Commercial District; it was determined an early start on normal meeting nights is the way to start.

#### **Public Comment**

#### **Adjournment**

A motion was made by Corey Houser to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 8:27 p.m.

Respectfully Submitted

Jayne K Seifrit, Township Manager