

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

October 25, 2016

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:11 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

Approval of Minutes

Corey Houser made a motion to approve minutes from September 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 asked if the members had any questions for the reports.

Robin Royer stated there will be a zoning hearing November 1, 2016 for Maine Drilling and Blasting to have storage of explosives on the property at 146 School Rd.

Subdivisions

Yost

DeVon Henne was present to say all items have been met for this plan. The Township has not received any communication from DEP concerning the non-building plan. DeVon Henne doesn't believe the Township receives anything anymore unless it is an issue. George Shollenberger made a motion to approve final plan condition on Jayne confirming DEP approval, seconded by Michael Orendo. All agreed. Motion carried.

David Kreider LDP

David Kreider was present. There is a question on number of driveways that need to be improved. The driveway that is being used by the chicken house is definitely being improved. The other driveway is existing and had a permit issued in 1999. Robin Royer stated she looked at the Driveway Ordinance 2009-05 which applies to all new and existing driveways. She cited Section 4.K.2.b as being the section that would be the least intrusive for Mr. Kreider but still follow the Driveway Ordinance. It requires several super pave designs to create the driveway. Gary Kraft stated it may be more economical to put concrete in place while they are

doing the other driveway; but that is definitely Mr. Kreider's call. Bill Straw made a motion recommending the Driveway Ordinance Section 4.K.2.b at a minimum is required for the second driveway on the Kreider Plan, seconded by Betsy Bowman. All agreed. Motion carried. The existing recorded right of way needs to be placed on the plan. Jayne had given the Solicitor and Engineer the file from 2001 having to do with Kreider Subdivision. Eugene Orlando stated the lots that were created in 2001 need to be on the current plan or dissolve the 5 lots. David Kreider stated he wants to keep the 5 lots from the previously recorded plan. The lots will be depicted on current plan. Eugene Orlando stated David Kreider could combine the past developers agreement with the new one along with the financial security. David Kreider stated he would like to keep separate. Eugene Orlando stated Mr. Kreider has breached the previous agreement; Eugene Orlando asked David Kreider about signing a new agreement to cover the prior one and update the estimate and financial security to the satisfaction of the Township Engineer. David Kreider stated he would sign and have estimate reviewed and updated for the 2001 plan. David Kreider asked if he could start the driveway, he would like to get it in before it gets to cold. There was not a problem with the request for starting on the driveway.

Martin Forestry

Kevin Varner was present to briefly describe the project. It will be located at 523 Brown Rd and will consist of a shaver mill, log yard, three storage buildings and a maintenance shop. The driveway will be twenty-four feet and will show turning movements on the next set of plans. Several waivers are being requested. Bill Straw made a motion recommending to the Board they waive sections 3.04/4.03/4.04 preliminary straight to final, seconded by Betsy Bowman. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they waive Section 5.11.C.10.b improving existing streets, seconded by George Shollenberger. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they approve deferral of Section 5.13.A curbing with language to be satisfactory to the Township noted on the plan, seconded by Lee Groff. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they approve deferral of Section 5.13B sidewalks with language to be satisfactory to the Township noted on plan, seconded by Lee Groff. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they approve deferral of Section 5.13.C street lights with language to be satisfactory to the Township noted on plan, seconded by Michael Orendo. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they approve waiver of Section 5.13A curbs along internal parking, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they waive Section 5.22 Environmental with a note on plan stating the applicant will provide decibel level data to the Township, seconded by Corey Houser. All agreed. Motion carried. They will be asking for a waiver of two driveways requirement as the driveway will be twenty-four feet wide. Bill Straw made a motion to approve Section 4.03.C.5.a plan scale with detailed sections shown on additional sheets as needed, seconded by Betsy Bowman. All agreed. Motion carried. Kevin Varner asked about Recreation Fees. Gary Kraft stated it would be the portion of disturbed area from the ponds back.

New Subdivisions

MRD/Dieffenbach Subdivision and Land Development Plan

They are proposing a warehouse and processing building consisting of 186,000 square feet. The warehouse would be first and employ 5 to 15 people. Once the

processing portion is up and running the total employees would go to 25 to 50 people. They are planning on connecting to the sewer lines that are along Old Route 22. George Shollenberger made a motion to accept the plan for review, seconded by Corey Houser. All agreed. Motion carried.

Unfinished Business

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

New Business

Act 209 – Jayne stated this may need to review, the Board of Supervisors are considering at this time in the budget process.

Public Comment

Adjournment

A motion was made by Corey Houser to adjourn the meeting, seconded by Lee Groff. All agreed. Motion carried. Meeting adjourned at 8:51 p.m.

Respectfully Submitted

Jayne K Seifrit, Township Manager