

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

September 26, 2017

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

Public Comment on Agenda–

Hearing of Visitors

Sanchez & Associates, James Sanchez – Jim Sanchez presented a concept plan for Satnam Singh’s property along the curve on Route 501 between Green Ally and Old Route 22. They would like to create 30 apartments (two fifteen unit two story structures) with parking, a 7,000 plus square foot retail building with parking (could be used for three businesses) and a carwash, on the 5 acre parcel. The ingress and egress are currently shown on Old Route 22 and Green Ally. It was stated the ally would need to be upgraded. There is not public water so a well or a couple of wells would serve the property.

Approval of Minutes

George Shollenberger stated there is a typo in the minutes for Joint meeting August 22, 2017; the first “set” should be removed in the sentence. George Shollenberger made a motion to approve minutes from Special Meeting August 22, 2017 with correction, seconded by Betsy Bowman. All agreed. Motion carried. Michael Orendo made a motion to approve minutes from August 22, 2017, 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 will address any questions from report.

261 Airport Rd – It was asked why the zoning was approved for 261 Airport Rd. Robin Royer explained prior Board of Supervisors had agreed to the removal of the dilapidated structure knowing a new dwelling would be built. She was not aware of the conversation that was held at a meeting she is not required to attend. Minutes were located of the meeting where it was discussed; she then approved the zoning permit.

Subdivisions

NorthPoint - Lee Groff made a motion to accept extension letter until December 25, 2017, seconded by George Shollenberger. All agreed. Motion carried.

New Subdivisions

Logisticcenter at Midway – Michael Hartman was present to show the revision to a recorded plan. He stated the discussed items from the other month are on the plan; parking, fire hydrants and emergency access to the office area. Michael Orendo made a motion to accept the plan for review, seconded by George Shollenberger. All agreed. Motion carried. Gary Kraft reviewed the comments from his letter and suggested the cost estimate be revised to reflect the changes for this plan. Eugene Orlando stated that is fine as long as there is an addendum to the DIA signed and recorded.

Unfinished Business

SALDO –

Act 209 revisions – Jayne stated the Traffic Impact Ordinance needs to be amended. We are getting close to the time where collected funds need to be used or the Transportation Capital Improvement Plan needs to be amended. We need to think about intersections or areas to be deleted or included, like the 501 and Airport Road intersection. Lee Groff made a motion recommending to the Board of Supervisors to start the process to amend the Transportation Capital Improvement Plan, seconded by Michael Orendo. All agreed. Motion carried.

Zoning Ordinance amendments –

New Business

The Planning Commission members are concerned with the continual absence of one of the Planning Commission members. They feel the extra pressure to attend since one member is not attending at all. They would like the Board of Supervisors to discuss to see what can be done.

Public Comment

Adjournment

A motion was made by Michael Orendo to adjourn the meeting, seconded by Lee Groff. All agreed. Motion carried. Meeting adjourned at 7:48pm.

Respectfully Submitted

Jayne K Seifrit, Township Manager