

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

September 27, 2016

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:03 pm. Present were members Corey Houser, Lee Groff, Betsy Bowman, Bill Straw, and George Shollenberger. Also present were Eugene Orlando Jr., Solicitor; Gary Kraft, Engineer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Rik Longacre – Rik Longacre stated John Herman is looking to develop the property across from Prologis' property. The idea is for a 304,000 square foot warehouse. They would be cutting into, as it sits lower than the road and have a second access.

Approval of Minutes

Corey Houser made a motion to approve minutes from August 23, 2016 meeting, seconded by George. 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 was not present

Subdivisions

Central Logistics Park

Brian Reisinger went over the responses from review letter. There was a concern about the pressure from the hydrants for the fire company (s) to be able to hook up with their equipment. The pressure is too high therefore Vesper will donate \$6,000.00 to the fire company to purchase two reducers. There are details that need to be worked out for access to Fort Motel Drive while Central Boulevard is being constructed and the timing to have Central Blvd to be dedicated to the Township. Bill Straw made a motion to approve the final plan with the following conditions: all items being complied with on Kraft Engineering review letter dated September 22, 2016, agreement satisfactory to the Township for vacation of Fort Motel Drive section, agreement with language to address cross access and easement that is shown on lot 1 satisfactory to the Township, agreement with the developer to provide alternative access to all users of Fort Motel Drive where Fort Motel Drive would not be available during construction of Central Blvd. satisfactory to the Township, developer would cover cost for engineering, legal and advertising for vacation of portion of Fort Motel Drive, developer would cover costs for

engineering and legal for alternate cross access easement lot 1, timing of agreement and construction satisfaction to the Township, all parcels that are part of Vesper to be combined in common deed and all the conditions being met in one hundred twenty (120) days, seconded by Corey Houser. All agreed. Motion carried.

Yost

Rob Yost Jr was present and asked for a plan scale waiver. Corey Houser made a motion to approve waiver of Section 4.02.C.5 plan scale, seconded by Lee Groff. All agreed. Motion carried. There will be a note on the plan concerning driveway for lot 2 if it would be developed.

David Kreider LDP

Corey Houser made a motion recommending to the Board to waive Section 4.03.C.2 surveying tract, seconded by Bill Straw. All agreed. Motion carried. Driveway waiver was asked for to concrete 50 feet not 75 feet. The Planning Commission believes with the length of trucks the 75 feet is warranted. Lee Groff made a motion to accept Extension letter until November 22, 2016, seconded by Betsy Bowman. All agreed. Motion carried.

New Subdivisions

Martin Forestry

Corey Houser made a motion to accept Martin Forestry Land Development plan for review, seconded by Lee Groff. All agreed. Motion carried.

Unfinished Business

New Business

Bill Straw commented we may want to keep in mind review of sections of SALDO that we have not used in years to see if they are needed.

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 8:30 p.m.

Respectfully Submitted

Jayne K Seifrit, Township Manager