

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

December 27, 2016

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:02 pm. Present were members Lee Groff, Betsy Bowman, Bill Straw and Michael Orendo. Also present were Eugene Orlando Jr., Solicitor; Gary Kraft, Engineer, Zoning Officer Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Jesse Alberts was present to explain what he would like to do on a property on Old Route 22 if he purchases it. Robin Royer stated she has spoken to Jesse Alberts and felt the use needed to come before the Planning Commission. Jesse Alberts would like to operate a truck and tire repair service out of the .91 acre industrial commercial zoned property. He has three repair trucks currently. He would not be towing trucks back to site. He owns a semi-truck that could be on the property. He would use trailers to store parts etc. The Planning Commission feels it needs a land development. Lee Groff made a motion stating a Land Development is needed to move forward, seconded by Michael Orendo. All agreed. Motion carried.

Approval of Minutes

Betsy Bowman made a motion to approve minutes from November 22, 2016 meeting, seconded by Lee Groff. 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 application was denied. Eugene Orlando stated he was contacted by Mark Koch, attorney for Maine Drilling and Blasting for the Zoning Hearing, concerning possible zoning change and standards for explosive storage. Mark Koch may work on draft to change.

Solar City – Robin Royer stated Solar City is leasing space from people for solar.

Subdivisions

Martin Forestry

Herb Zechman asked if anyone has visited the operation on Wintersville Road in Tulpehocken Township to hear the operation. Gary Kraft stated there is a compliance note on this plan addressing noise.

MRD/Dieffenbach Subdivision and Land Development Plan

Several waivers are being requested. Bill Straw 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 Michael Orendo. All agreed. Motion carried. Lee Groff 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 Bill Straw. All agreed. Motion carried. Michael

Orendo 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 Betsy Bowman. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they waive Section 5.12 monument boxes minimum of two on plan and balance can be steel pins, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they require existing streets improvements referring to Section 5.11.C.10.b along Old Route 22 widening west of existing driveway to parking lot driveway with the same taper distance as shown on MRD plan and defer balance of road frontage improvements in future with language to be satisfactory to the Township noted on the plan, seconded by Michael Orendo. All agreed. Motion carried. Michael Orendo made a motion recommending to the Board they waive Section 5.22 Environmental Impact, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they waive Section 4.03.C.8 Traffic Study, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion to accept extension until April 18, 2017, seconded by Betsy Bowman. All agreed. Motion carried.

New Subdivisions

Unfinished Business

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

Transportation Impact revisions

Zoning Ordinance Amendments – Starting January 24, 2017 and the forth Tuesday meetings in February and March the Planning Commission and Board of Supervisors will meet to discuss amendments to the Zoning Ordinance and Map at 6:00 pm. Herb Zechman is urging the Board and Commission members to protect the towns as they make amendments.

New Business

Meeting Dates – Bill Straw made a motion to approve meeting dates for 2017 with changes to the April, November and December meetings to April 17, November 20, and December 18 at 8:00 pm, seconded by Betsy Bowman. All agreed. Motion carried.

Public Comment

Herb Zechman cautioned concerning the home premise/auto repair possible changes. Herb Zechman stated they say they will not do certain activities then down the road they do and next thing you know there is a junk yard. Look at the two examples along Brown Road. They are terrible but it was not set up that way initially.

Randall Haag stated there are violations happening all over.

Bill Straw wanted to thank the Planning Commission members for a successful and busy 2016.
Happy New Year

Adjournment

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

Respectfully Submitted

Jayne K Seifrit, Township Manager