

**BETHEL TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

February 27, 2018

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:00 pm. Present were members Bill Straw, Brian Bauer, 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**

**Approval of Minutes**

Betsy Bowman made a motion to approve minutes from January 23, 2018, seconded by Brian Bauer. 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. There were no questions for Robin Royer.

**Subdivisions**

**NorthPoint**

Thomas Roache was present to address a few items from the review letter from Kraft Engineering. He stated they are working through the storm water requirements. Thomas Roache submitted a waiver request letter to the commission. Bill Straw made a motion to grant plan scale waiver of Section 4.03.C.2.1 subject to individual sheets being requested by the Township Engineer to meet ordinance to show detail, seconded by Corey Houser. All agreed. Motion carried. George Shollenberger made a motion recommending to the Board they not waive but defer Section 5.13.A for curbing at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the Township seconded by Brian Bauer. All agreed. Motion carried. Michael Orendo made a motion recommending to the Board they not waive but defer Section 5.13.B for sidewalk at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later

than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the Township seconded by Corey Houser. All agreed. Motion carried. Corey Houser made a motion to have the developer work on lighting for the plan based on discussion for lighting on Route 501 and Martha Drive Intersection, seconded by Lee Groff. All agreed. Motion carried. Developer will revisit the street lighting issue Section 5.13.C. Sections 5.20.1.14 parking lot landscaping and Section 5.20.A.12 buffer waivers will be discussed at a later time as the developer will tweak design and incorporate ideas from the discussion at meeting. Thomas Roache was asking for “allowing design without infiltration” for storm water. It was stated the DEP letter shall be provided to Kraft Engineering and will be discussed as needed in the future. Lee Groff made a motion to recommend to the Board they accept extension until June 23, 2018, seconded by Corey Houser. All agreed. Motion carried.

### **Boltz Subdivision**

Bill Straw made a motion to approve final plan with all items from Kraft Engineering review letter of February 7, 2018 being completed, seconded by Michael Orendo. All agreed. Motion carried.

### **Blatt Subdivision**

Zoning Hearing scheduled for March 14<sup>th</sup>.

### **Minor Subdivision/Lot Addition Plan for Dwight and Beverly Miller**

Mike Smith was present to discuss plan. Eugene Orlando wanted clarification of lot descriptions and deed being recorded at the same time as minor subdivision. Waiver request will be considered at the next meeting.

### **New Subdivisions**

#### **Unfinished Business**

SALDO – nothing at this time

Act 209 revisions – no update

Zoning Ordinance amendments – Bill Straw stated members should have received the changes that were recommended. He was questioning the measuring of sound and odor that is referred to in Section 1040.03. It was stated the Zoning officer has a sound meter and has a good sense of smell. In Section 1040.04 the extent of outside storage and is it limited in zoning districts or is it for all districts. Robin Royer sent out the question whether the setbacks for pools in the village district should be lessened. Currently the setbacks are 25 feet from side and rear. They could be changed to 10 feet. The Planning Commission members agreed the setbacks could be lowered for a pool in the village district. Robin Royer will make the change.

Ethics – Return to Jayne once completed

#### **New Business**

Agriculture Security Area Applications – Jeff Brown, Jeremy and Cindy Martin and 7-year review. Corey Houser made a motion recommending to the Board of Supervisors they include the Jeff Brown property with PIN 30-4412-00-04-3368 consisting of 16.93 acres into the program, seconded by Brian Bauer. All agreed. Motion carried. Corey Houser made a motion

recommending to the Board of Supervisors they include the Jeremy and Cindy Martin property with PIN 30-3481-00-87-4323 consisting of 49.45 acres into the program, seconded by Brian Bauer. All agreed. Motion carried. Corey Houser made a motion recommending to the Board of Supervisors for the 7-year review to continue the Bethel Township Agriculture Security Area in its present membership with no modifications or withdrawals, seconded by Betsy Bowman. All agreed. Motion carried.

Eugene Orlando appreciates the time factor when abbreviating making motions, but cautions that clear motions from the start can save time later.

### **Public Comment**

### **Adjournment**

A motion was made by Brian Bauer to adjourn the meeting, seconded by George Shollenberger. All agreed. Motion carried. Meeting adjourned at 8:05 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary