

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

March 27, 2018

The Bethel Township Planning Commission meeting was called to order by Corey Houser at 7:02 pm. Present were member Brian Bauer, Corey Houser, Lee Groff and George Shollenberger. 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

Lee Groff made a motion to approve minutes from February 27, 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.

Robin Royer stated she got notice of a hearing for 9555 Old Route 22 in April at the District Justices.

550 Brown Rd – Robin Royer stated she sent letter and met with property owner. He stated he closed driveway because trucks were damaging neighbor's property. There is still the issue of trucks on Brown Road backing out from 550 Brown Rd on to Brown Rd or backing into 550 Brown Rd. Robin Royer will ask for guidance from the Board of Supervisors.

Subdivisions

BCIDA Lot 7 – Jayne Seifrit stated the time will expire on April 16, 2018. Eugene Orlando stated nothing needs to be done.

NorthPoint

Last meeting the Planning Commission asked if the developer would consider a berm or something to prevent trucks from using the shoulder and the property to park. A plan was given to the members showing a berm and plantings on the site side of the berm. It was stated along the west side of 501 heading north there is curbing. The developer said a curb could be placed along 501 the length of the property. Lee Groff made a motion recommending to the Board they waive Section 5.20.A.14 requiring parking lot landscape but allow for plantings to be shifted as

shown on sheet 700 revised March 17, 2018 and Section 5.20.A.12 buffer to allow plants in place as shown on sheet 700 revised March 17, 2018, seconded by Brian Bauer. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they amend motion from last month to 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 along Brown Road and Martha Drive, seconded by Brian Bauer. All agreed. Motion carried. There are several Storm Water comments that need to be addressed. They stated they are submitting to DEP in the very near future. The question was asked if they know if the overflow parking will be developed. They are doing the grading and pad ready. It was stated they don't know what the use will be on the 7-8-acre location. There is a shortage of places trucks can be pull over and park, just checking to see if they would consider a public parking area. Preliminary approval was asked for, commission did not grant at this time.

Minor Subdivision/Lot Addition Plan for Dwight and Beverly Miller

Mike Smith was present to discuss plan and request waivers. Brian Bauer made a motion recommending to the Board they waive Section 3.03.A allow plan to be reviewed as a minor subdivision, seconded by George Shollenberger. All agreed. Motion carried. Brian Bauer made a motion recommending to the Board they waive Section 4.03.C.2.a to allow the wetlands not to be delineated on plan, seconded by Lee Groff. All agreed. Motion carried. Brian Bauer made a motion recommending to the Board they waive Section 4.02.C.3.b to allow the utility information not to be shown on plan, seconded by George Shollenberger. All agreed. Motion carried. Brian Bauer made a motion recommending to the Board they waive Section 4.02.C.3.d to not show topographic information on plan, seconded by George Shollenberger. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they waive Section 4.02.C.3.e to not show soil mapping on plan, seconded by George Shollenberger. All agreed. Motion carried. Brian Bauer made a motion recommending to the Board they approve a partial waiver of Section 5.12 to not require property corners to be set at frontage Route 501 and the Alley, seconded by Lee Groff. All agreed. Motion carried. Brian Bauer made a motion to approve final plan contingent on all waivers being approved by the Board of Supervisors, and all items from the Kraft Engineering review letter dated March 26, 2018 being met, seconded by Corey Houser. All agreed. Motion carried.

New Subdivisions

Unfinished Business

Boltz – sign plans

SALDO – nothing at this time

Act 209 revisions – Lee Groff stated progress is being made on contacting committee members.

Zoning Ordinance amendments – Lee Groff made a motion recommending to the Board of Supervisors they amend the Zoning Ordinance and map, seconded by George Shollenberger. All agreed. Motion carried.

Ethics – Return to Jayne once completed

New Business

Public Comment

Robert Kessler stated he is not in favor of the changes proposed along Old Route 22. There are IC uses in existence and changing it to Neighborhood Commercial could impact how it is currently. Gary Kraft stated the existing uses need to be looked at to see if the proposed changes would create non-conforming properties. Robin Royer will check into issue. Lee Groff rescinded his motion to recommend the Zoning Ordinance and Map amendments to the Board of Supervisors at this time, seconded by Corey Houser. All agreed. Motion carried.

Adjournment

A motion was made by George Shollenberger to adjourn the meeting, seconded by Brian Bauer. All agreed. Motion carried. Meeting adjourned at 7:51pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary