

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

April 24, 2018

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:01 pm. Present were member Bill Straw, Betsy Bowman, Michael Orendo, 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

Dave Peirce – Driveway waiver request – Dave Peirce explained he has trucks with loads coming into his property that can be up to 120 feet long. He would like to put in a driveway with enough turning radius for the loads and help eliminate some issues at the intersection of Old Route 22 and Airport Road. He would like to deviate from the required driveway construction; instead would place 4 inches of 3a stone compacted and 4 inches of 2a stone compacted and then a 4 inch compacted binder course or reinforced concrete. One issue is the driveway would be going over another company's property (that Dave Peirce owns). There would need to be an easement. Gary Kraft stated 4 inches of reinforced concrete would not hold up over time. Dave Peirce said pavement will be put in place, then after time (3 or 4 years) place a final 2-inch compacted paving course. Cory Houser made a motion to recommend to the Board of Supervisors they waive driveway standard and instead allow 4 inches of 3a stone compacted and 4 inches of 2a stone compacted and then a 4-inch compacted binder course then after time (3 or 4 years) place a final 2-inch compacted paving course and an easement for the location of the driveway over other property, seconded by Michael Orendo. All agreed. Motion carried.

Approval of Minutes

Corey Houser made a motion to approve minutes from March 27, 2018, 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 she will address any questions from report.

Robin Royer stated she has looked at the zoning map proposed revisions and how they would affect the properties along Old Route 22 from Robert Kessler's and Ritchie Logging and going east to Airport Road. Robin Royer had the proposed map and an aerial map of the section in question. She pointed out the current uses and told they would become lawful non-conforming properties if the change took effect. The Planning Commission members felt the proposed map should be changed to reflect the properties along Old Route 22 from Airport Road west to Kessler's and Ritchie's properties stay IC and the NC District start with the property west of Kessler's and Ritchie's property and stay as on proposed map. Bill Straw made a motion recommending the Zoning Ordinance amendments and the Zoning Map amendments to the Board of Supervisors, seconded by Michael Orendo. All agreed. Motion carried.

Subdivisions

West Run

Betsy Bowman made a motion to accept the final plan for review, seconded by Corey Houser. All agreed. Motion carried.

NorthPoint

Thom Ludgate was present along with Eric Watts, NorthPoint to go over review items in bold print. Gary Kraft explained the items on his review letter dated April 17, 2018 all need to be complied with, but the items in bold type are items he believes need to be completed prior to preliminary plan approval. Thom Ludgate went over the items on the review letter shown in bold type; RAWA letter and BTMA letter showing willingness to serve, joining Berks Park 78, Eric Watts stated they have had communication about process and fees. They have agreed to join Association. Easement is no longer needed because they shifted things on drawings. They did ask for preliminary plan approval. There was discussion, the review letter from Kraft Engineering is over 5 pages. It was asked what kind of time we are looking at for getting comment letter down to one sheet, with the idea next month it can be revisited. In the past the Planning Commission has not approved with so many outstanding comments. When discussion was concluded, preliminary plan approval was not granted.

New Subdivisions

Revision to Dieffenbach Plan

The plan has been revised to add propane sales as a second use on the property. They have another company, Countryside Fuel, that would like to tap propane for distribution. It was stated 95% of the propane would eventually be used for the chip business. Bill Straw made a motion to accept plan for review, seconded by Corey Houser. All agreed. Motion carried.

Unfinished Business

SALDO – nothing at this time

Act 209 revisions – Meeting May 22, 2018 at 6:00 pm to overview the process and get started.

Ethics – Return to Jayne once completed

Need to sign Miller Plans

New Business

Lee Groff showed the Planning Commission members the plan that is being developed for the Airport Road property for recreational use. There are walking paths, ADA accessible paths, pavilion, tot lot, picnic tables, comfort station and benches. He said the Township will be applying for a grant.

Public Comment

none

Adjournment

A motion was made by Corey Houser to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 8:32 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary