

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

October 23, 2018

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:14 pm. Present were members Betsy Bowman, George Shollenberger, Lee Groff and Bill Straw. Also, present were Eugene Orlando Jr., Solicitor, Gary Kraft, Engineer, 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 Joint Zoning/Map meeting September 25, 2018, seconded by George Shollenberger. All agreed. Motion carried. Betsy Bowman made a motion to approve minutes from September 25, 2018, seconded by George Shollenberger. All agreed. Motion carried.

Solicitor – Eugene Orlando

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 not heard any thing further from the owner of 491 Frystown Rd.

Subdivisions

Midway Industrial South

Bill Straw made a motion to accept final plan for review, seconded by Betsy Bowman. All agreed. Motion carried.

NorthPoint

Gary Kraft stated they are waiting for DEP approval.

Blatt

DeVon Henne stated he has addressed the monument issue; waiting for DEP approval. Bill Straw made a motion authorizing Betsy Bowman sign the Planning Waiver & Non-Building Declaration, seconded by Lee Groff. All agreed. Motion carried. George Shollenberger made a motion to accept extension letter until January 22, 2019, seconded by Bill Straw. All agreed. Motion carried.

Michael Yob, Tricon Ceiling Company

Mr. Yourshaw stated he has addressed all of Gary Kraft's comments. George Shollenberger made a motion to approve final plan condition on developer providing satisfactory information to Township Engineer for item number 4 on review letter, all other items complied with on Kraft Engineering's review letter dated October 16, 2018, financial security, developer's improvement agreement and storm water agreement, seconded by Lee Groff. All agreed. Motion carried.

Yoder

Betsy Bowman made a motion to approve final plan condition on Township receiving signed developer's improvement agreement and financial security, seconded by Bill Straw. All agreed. Motion carried.

New Subdivisions

RAR2- Bethel Industrial LLC

Peter Polt and Steve Walsh were present to introduce the project. It would be a 587,000 square foot cross dock industrial building. There was a brief discussion on the potential issue of truck traffic on Court Street. Developer said they are aware and will do everything they can to prevent Court Street use by trucks. They do not have any ingress or egresses to Court St. Betsy Bowman made a motion to accept plan for review, seconded by Bill Straw. All agreed. Motion carried.

Unfinished Business

SALDO – nothing at this time

Act 209 revisions – We are waiting for the Zoning/Map to be completed prior to moving forward in projecting the future land use assumptions for that report.

West Run Distribution Facility – They have until October 24, 2018 to comply with items on Kraft Engineering's letter. Eugene Orlando stated after October 24th they would have to have the plan reapproved.

New Business

Public Comment

Steve Burkhart asked where West Run is located. He was told across from Flying J.

Adjournment

A motion was made by George Shollenberger to adjourn the meeting, seconded by Betsy Bowman. All agreed. Motion carried. Meeting adjourned at 7:45 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary