

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

April 23, 2019

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:24 pm. Present were members Betsy Bowman, George Shollenberger, Michael Orendo, Corey Houser, 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

George Shollenberger made a motion to approve minutes from March 26, 2019 joint meeting, seconded by Michael Orendo. All agreed. Motion carried. Bill Straw made a motion to approve minutes from March 26, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Eugene Orlando

Eugene Orlando stated he has nothing other than the agenda items.

Engineer – Gary Kraft

Gary Kraft stated he has nothing other than the agenda items.

Zoning Officer – Robin Royer

Robin Royer asked if there are any questions on her report.

Robin Royer stated the owners of 751 Airport Road and Met-Ed will have zoning hearings on May 8, 2019.

491 Frystown Rd – copper has been stolen.

Subdivisions

RAR2 – Bethel Industrial LLC

LTL Consultants review letter received for lighting plan

Bethel Business Park

Dennis Reichel stated he has received Kraft Engineering review letter and items left to be addressed are administrative and final plan items. He asked for a waiver for the basin item 6g on review letter. Bill Straw made a motion to recommend to the Board they waive maximum basin depth Section 507, seconded by Corey Houser. All agreed. Motion carried. Corey Houser made a motion to approve preliminary plan contingent on all items completed on the Kraft Engineering review letter dated April 17, 2019, the McCarthy Engineering review letter dated April 23, 2019 and conservation district compliance, seconded by Michael Orendo. All agreed. Motion carried.

Daub Road Warehouse

Nicole Galio presented a reworked plan which has the building smaller and truck parking added on the northside of the building. There will be a right turn lane and they have proposed a force main line on the east section of Daub Road and along Brown Road to hook to existing line to the Bethel Treatment Plant. They highlighted landscape areas. Lee Groff stated he is not sure where closing of Daub Road stands at this time. Lee Groff asked the Board of Supervisor members if they wanted to comment at this time. Jake Meyer and Mike Graby both indicated they are not in favor of closing Daub Road at this time. It was asked why. The residents are requesting Daub Road stay open. More discussion at the Board of Supervisors meeting following the Planning Commission. Nicole Galio asked for action on the waivers and deferrals. It was decided to not to act on the waivers and deferrals.

New Subdivisions

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.

Zoning/Map Amendments – meeting set for May 28, 2019 at 6:30 pm

Ethics forms – need back by May 1, 2019

New Business

Public Comment

Steve Burkhart stated the neighborhood does not want more warehouses. In the past IC has been right at the interchanges, that is where it should be.

Paul Dougherty asked if someone could have IC in the AP. It was stated it would be appealed to the Zoning Hearing Board. Not likely to be approved.

Linda Marks – stated Daub Road is traveled. She does not want to see property values decrease because of warehouse.

Larry Schmehl stated the traffic on 645 with the 5 warehouses south of the interstate and then more on the north side of the interstate will be a nightmare.

Adjournment

A motion was made by Corey Houser to adjourn the meeting, seconded by Lee Groff. All agreed. Motion carried. Meeting adjourned at 8:03 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary