The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:01 pm. Present were members Bill Straw, Corey Houser, Michael Orendo, Betsy Bowman, George Shollenberger, Lee Groff and Brian Bauer. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Guru Nanak Society, Blue Mountain Church 362 Schubert Rd – A gentleman was present asking for a waiver to not have to do a land development to build 6,000 square feet building. It would be used for children, like a gymnasion. Bill Straw asked if there would be any additional paving or parking. He was told no, just to the door maybe. Jeffrey Steckbeck read from the Stormwater Maintenance Ordinance about not required unless impervious surface would be more than 10,000 square feet. Lee Groff made a motion to approve waiver contingent on Robbin Royer’s review and meeting the less then 10,000 square feet of impervious surface, seconded by Brian Bower. All agreed. Motion carried

Approval of Minutes

Corey Houser made a motion to approve minutes from July 23, 2019, seconded by Brian Bauer. All agreed. Motion carried.

Solicitor – Stephen Price

Nothing at this time

Engineer – Jeffrey Steckbeck

Nothing at this time

Zoning Officer – Robin Royer

Robin Royer was absent

Subdivisions

Bethel Business Park

Corey Houser made a motion recommending the Board approve waiver for section 5.11.C.10.a for right-of-way width, seconded by Michael Orendo. All agreed. Motion carried.

Daub Road Warehouse

Nicole Galio explained they are looking at Daub Road as a collector road and recorded the setbacks on the plan for Daub Road. James Vozar stated they are looking to give the Frystown Fire Company land. Waivers are being requested for the Stormwater Ordinance. Brian Bauer, Chief of the Frystown Fire Company, is abstaining on all of the following waivers. Section 14(c) requiring an emergency spillway, George Shollenberger made a motion recommending to the Board they approve
waiver of Section 14 (c) to not require emergency spillway, seconded by Betsy Bowman. All agreed. Motion carried. Section 14 (f) retention times, Betsy Bowman made a motion recommending to the Board they approve waiver of Section 14(f) to not require retention to be prior to 6 days, seconded by Bill Straw. All agreed. Motion carried. Section 14(g) storage in excess, Corey Housers made a motion recommending to the Board they approve waiver of Section 14(g) to allow additional volume, Corey Houser made a motion recommending to the Board they approve waiver of Section 14(g) additional volume, seconded by Betsy Bowman. All agreed. Motion carried. SALDO waiver request, 5.11.C.10.a and 5.11.C.10.b street improvement, Bill Straw made a motion recommending to the Board they approve waiver of Sections 5.11.C.10.a and 5.11.C.10.b to require the developer to do improvements for Daub Road from Brown Road to emergency access and not require improvements from emergency access to Route 645, seconded by Corey Houser. All agreed. Motion carried. Lee Groff made a motion recommending the Board accept extension to November 12, 2019, seconded by Corey Houser. All agreed. Motion carried.

Lot 1 West Run
Michael Orendo made a motion to approve preliminary/final plan condition on amending the Developers Improvement Agreement, seconded by Corey Houser. All agreed. Motion carried.

MAIT Bethel Storage Area Plan
Corey Houser made a motion to waive 4.02.C.5, plan scale, seconded by Lee Groff. All agreed. Motion carried. Herb Zechman was asking for the existing trees to remain and evergreen trees be added to the buffer and lighting for the facility not extend past the property line as Mrs. Throne does not want to be negatively impacted by the project. He also noted stormwater runoff could be an issue. He was told the calculations and study have been done.

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 –

New Business

Public Comment

Adjournment
A motion was made by Corey Houser to adjourn the meeting, seconded by Lee Groff. All agreed. Motion carried. Meeting adjourned at 8:28 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary