November 18, 2019

The Bethel Township Planning Commission meeting was called to order by Secretary Betsy Bowman at 8:03 pm. Present were members Betsy Bowman, Corey Houser, Michael Orendo and George Shollenberger. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer Robin Royer and Jayne Seifrit.

Public Comment on Agenda –

Hearing of Visitors

Approval of Minutes
Corey Houser made a motion to approve the minutes for September 24, 2019, seconded by George Shollenberger. All agreed. Motion carried. Michael Orendo made a motion to approve minutes for October 22, 2019, seconded by Corey Houser. All agreed. Motion carried.

Solicitor – Stephen Price
Stephen Price stated he has prepared the DIA for the L S Bio Char plan and is waiting for a response from Red Barn.

Engineer – Jeffrey Steckbeck
Jeffrey Steckbeck stated his items are on the agenda.

Zoning Officer – Robin Royer
Robin Royer stated she will address any questions from the report.

Subdivisions
NorthPoint
Michael Orendo made a motion to recommend to the Board they accept extension until March 17, 2020, seconded by George Shollenberger. All agreed. Motion carried.

Reber Plan
George Shollenberger made a motion to recommend to the Board they accept extension until February 24, 2020, seconded by Corey Houser. All agreed. Motion carried.

Leonard Martin Poultry
Michael Orendo made a motion to recommend to the Board they accept extension until February 22, 2020, seconded by George Shollenberger. All agreed. Motion carried.
**Adam Martin Poultry**  
Corey Houser made a motion to recommend to the Board they accept extension until April 18, 2020, seconded by George Shollenberger. All agreed. Motion carried. Stephen Price stated the Attorney for the Martin’s is preparing the deed for review by the Township Solicitor and Engineer.

**MAIT Bethel Storage Area Plan**  
The Commission received a review letter from LTL Consultants.

**Wolfe lot Line Adjustment**  
No reviews received by the Township.

**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 Ordinance and Map amendment hearing will be December 16, 2019 at 6:00 pm.

**New Business**

**Public Comment**  
Steve Burkhart again stated he is opposed to granting waivers and deferrals. The Township should be making the warehouse developers install the improvements. It would cost them and may keep them from developing here. Betsy Bowman stated she would like to hear more about the discussion from last month when she was unable to attend. Jeffrey Steckbeck stated the deferrals are on the plans forever and would be required, it could be unfair to have improvement(s) that could be very expensive and need to be figured when sold etc. Michael Orendo sees the problem with the title work in the future.  
Larry Schmehl stated the waiver for the retention ponds was also granted for the Daub Road Warehouse, should not be granted.

**Adjournment**  
A motion was made by Corey Houser to adjourn the meeting, seconded by Michael Orendo. All agreed. Motion carried. Meeting adjourned at 8:20 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary