The Bethel Township Planning Commission meeting was called to order by Bill Straw at 8:35 pm. Members present were Betsy Bowman, Corey Houser, Lisa Hassler, George Shollenberger, Sheldon Martin, Michael Orendo and Bill Straw. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer, Robin Royer (via Zoom) and Jayne Seifrit. Other interested persons were in attendance and on Zoom.

**Public Comment on Agenda**

**Hearing of Visitors**

Ryan Solum – Fast Food project

Ryan Solum brought a plan sheet of the proposed project showing building placement, drive thru lanes, ingress and egress, parking etc. He stated he had received the comments from the Planning Commission based on their first review of the plan. He stated they had addressed the comments that were received prior on this plan. Discussion ensued and some concerns remain. Ryan Solum showed a different sheet showing the building turned. The Planning Commission felt as shown, this was a better plan. Ryan Solum stated he has not gotten approval from Corporate to alter the original plan, but will discuss alternate plan with them and the reasons it is better from the Township’s point of view and additional exit to Schubert Rd.

**Approval of Minutes**

Lisa Hassler stated she sent corrections to Jayne. Jayne Seifrit stated she stands behind the minutes as written. Discussion ensued on what Lisa Hassler wanted changed. Lisa Hassler stated she read from the email that was sent to several people. Jayne Seifrit stated if she had been provided with the email it would have been placed with the official minutes as a read document. One was not provided so a brief summary of what was said is in the minutes. Several members of the Planning Commission stated the minutes reflect what was stated last month. Corey Houser made a motion to approve minutes from October 13, 2020 with the addition of the email that was referenced last month, seconded by Bill Straw. Six members approved with Lisa Hassler abstaining. Motion carried.

**Solicitor – Stephen Price**

Stephen Price stated the DIA and SWM are completed for Bethel Business Park.

**Engineer – Jeffrey Steckbeck**

Jeffrey Steckbeck stated items for comment are on the agenda at a later time.

**Zoning Officer – Robin Royer**

Robin Royer asked if Mike Graby was still present, it was stated he is not. Robin Royer stated she visited 431 Midway Rd, left her card with Mrs. Wenger. She has not heard anything as of yet. While she was there, she didn’t see damage to the road. She will follow up as needed.
280 Camp Strauss Rd - Robin Royer stated the owner will place items in an enclosed structure(s).

Michael Orendo stated Jason Brubaker has planted many evergreen trees. In the past the trees needed to be cut because of obstructing sight distance. They don’t now because they are small. Jake Meyer stated he and Mr. Brubaker spoke about the planting of trees and sight distance was discussed.

**Subdivisions**

Nothing at this time

**New Subdivisions**

Proposed Expansion 550 and 551 Brown Rd – Lucky Khinda was present to state what he proposes for the properties. Stephen Price stated the application was filed without reports. He stated the Commission can accept for review with the condition of receiving reports within a period of time, like two weeks. The plan would be accepted under current zoning. Lucky Khinda stated he purchased the property in the IC district, and would like it to remain in IC. Jeffrey Steckbeck outlined items on the single sheet that are required and included and he stated items missing. Sheldon Martin made a motion to reject acceptance of the application as presented, seconded by Michael Orendo. Five members agreed, Bill Straw and Lisa Hassler opposed. Motion carried. Lucky Khinda was told he can resubmit with reports and items that are missing as soon as he has items.

**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.

**New Business**

**Public Comment**

**Adjournment**

A motion was made by Michael Orendo and seconded by Corey Houser to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 9:33 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary