BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES

October 12, 2021

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:00 pm. Members present were Betsy Bowman, Steve Burkhart, Bill Straw, Corey Houser and Michael Orendo. Also present were Stephen Price, Solicitor; Jeffrey Steckbeck, Engineer; Robin Royer, Zoning Officer and Jayne Seifrit. Other interested persons were in attendance.

Public Comment on Agenda

Hearing of Visitors

Approval of Minutes
   Michael Orendo made a motion to approve minutes from September 14, 2021, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price
   Stephen Price stated they are working on completing Developers Agreement for Burger King requirements.

Engineer – Jeffrey Steckbeck –
   Jeffrey Steckbeck stated the Board of Supervisors accepted the amendments to the Traffic Impact Study. The Board of Supervisors will be taking formal action at the October and November meetings.

Zoning Officer – Robin Royer
   Robin Royer stated she will address anything on her report. Bill Straw asked about Concrete Safety; it was stated they have done requirements.

Subdivisions
   Daub Road Warehouse
      Extension Letter - Bill Straw made a motion to add extension letter to the addenda, seconded by Corey Houser. Steve Burkhart opposed, everyone else present agreed. Motion carried. Michael Orendo made a motion to accept extension until December 31, 2021, seconded by Betsy Bowman. Steve Burkhart opposed, everyone else present agreed. Motion carried.

   H Frederick Bowman, Gerald and Linda Bowman and Bowman Farm Enterprises, LLC LDP
      Jerry Bowman stated the plan has been deemed approved. Stephen Price stated the Bowmans have actions they still need to do, since the Supervisors did not accept extension past September 14th the requirements of the MPC come into play. Corey Houser asked why the Supervisors did not grant. It was stated 2 Supervisors did not grant extension due to length of time it has taken. Corey Houser asked if setting up for a law suit. That is best addressed at the Board of Supervisors meeting.
Crossroads X LLC Subdivision
Nicole Galio stated it is a 2-acre lot being divided off of the warehouse site for the fire department. Jeffrey Steckbeck went over the review letter and pointed out this lot does not have any restriction once it is created. Bill Straw asked about the lot, Jeffrey Steckbeck stated if something were to happen to Jim Vozar, the lot could be used for a different purpose. Bill Straw made a motion to approve plan condition on all items completed on SESI review letter dated October 12, 2021, seconded by Michael Orendo. Steve Burkhart opposed, everyone else present agreed. Motion carried.

Moyer (Ralph) Subdivision
Michael Hartman was present to request waivers. Bill Straw made a motion recommending the Supervisors approve waiver of Section 4.02.C.3 to not show existing contours on plan, seconded by Michael Orendo. All agreed. Motion carried. Corey Houser made a motion recommending the Supervisors approve waiver for Section 4.02.C.2.a to not show wetland delineation on plan, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion recommending the Supervisors approve waiver of Section 5.11.B not requiring additional right of way or widening of Deck Dr or Frystown Rd, seconded by Betsy Bowman. All agreed. Motion carried. Steve Burkhart made a motion to approve final plan condition on Supervisors approving waivers and all items on SESI review letter dated October 12, 2021, seconded by Bill Straw. All agreed. Motion carried.

New Subdivisions

Unfinished Business
SALDO – nothing at this time

New Business

Public Comment
Betty Martin asked what the process is for the Bowman plan. Stephen Price stated they have legal steps to work through. Betty Martin asked why the Board was not informed of the affect this has on the plan. It was stated they were informed.

Steve Burkhart asked about the Musselman and Brubacker properties and how they stand in the new zoning. It was stated plans were filed for the M B Investments. The Brubacker property will be researched by Robin Royer.

Adjournment
A motion was made by Corey Houser and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 7:40 pm.

Respectfully Submitted
Jayne K Seifrit, Township Secretary