BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES

February 8, 2022

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:02 pm. Members present were Sheldon Martin, George Shollenberger, Michael Orendo, and Bill Straw. Also present were Michelle Mayfield, Solicitor; Jeffrey Steckbeck, Engineer; Robin Royer, Zoning Officer (via Zoom); and Jayne Seifrit. Other interested persons were in attendance and on Zoom.

Public Comment on Agenda

Hearing of Visitors

Linford Snyder – driveway issue. Linford Snyder was present to ask for a waiver for the driveway requirements as this driveway has been in existence for years and was used by the Helfrich’s (prior owner) for their truck deliveries. Robin Royer stated she denied the application because she did not receive a drawing showing information for the driveway. Linford Snyder stated they would like to use existing lane for ease of the trucks coming in and out. Currently they have 5 egg trucks a day, anticipate another 5 or more a day with the Bio Char operation. Linford Snyder stated the property is being surveyed and he will let Robin Royer know and they can do drawings. Jayne Seifrit stated the LDP has been complete and recorded last year. She will get that information to the Solicitor and Zoning officer.

Approval of Minutes

Michael Orendo made a motion to approve minutes from January 11, 2022, seconded by George Shollenberger. All agreed. Motion carried.

Solicitor – Michelle Mayfield

Bill Straw welcomed Michelle Mayfield.

MAIT – John Muir attorney for the project stated they are here and are looking to have a reaffirmation of the plan as they are ready to proceed with recording and getting the project completed. He stated they are looking to start in spring. Bill Straw made a motion to reaffirm the approval for MAIT with plan date January 31, 2022, seconded by George Shollenberger. All agreed. Motion carried.

Engineer – Jeffrey Steckbeck –

Nothing at this time

Zoning Officer – Robin Royer

Robin Royer stated there is a zoning hearing on Wednesday February 9, 2022 for 100 Legion Drive, Wilkens, for a sign exceeding height allowance.

Robin Royer stated 419 Frystown Road, 8603 Lancaster Ave and 281 Musselman Rd may also be doing zoning hearings in the near future. It was asked if an owner wants to be listed
on a sign for an exit, like gas, food, who pays for that. It was stated the owner does and it is expensive.

**Subdivisions**

**Daub Warehouse**

Jeffrey Steckbeck stated they will be doing a new plan.

**M D & B**

Annexing land from Maine Drilling and Blasting as well as NorthPoint.

**Hoover**

Jim Sanchez was present to show revised plan for the well lot. They will request waiver next month.

**Helena LD**

Bryan Rohland showed the plan and requested waivers. Bill Straw made a motion to approve Section 3.04 and 4.03.A.1 preliminary to final, seconded by Michael Orendo. All agreed. Motion carried. Bill Straw made a motion to waive regular easement language but to instead accept a blanket easement allowing access at any time, seconded by Sheldon Martin. All agreed. Motion carried. Michael Orendo made a motion to waive Stormwater requirements from Section 14(i) but instead not use cutoff trench, seconded by George Shollenberger. All agreed. Motion carried. George Shollenberger made a motion to waive Stormwater requirements from Section 14(m) but instead not use seep collars, seconded by Michael Orendo. All agreed. Motion carried. Michael Orendo made a motion to waive Stormwater requirements from Section 14(n) but instead not provide dimension details, seconded by Bill Straw. All agreed. Motion carried.

**Epler Subdivision**

Michael Orendo made a motion to accept extension until June 9, 2022, seconded by Sheldon Martin. All agreed. Motion carried.

**270 Midway Rd**

Adam Davis was present to show plan. Jeffrey Steckbeck stated it is ready for conditional approval at this time. Bill Straw made a motion to approve final plan condition on all items being completed on SESI review letter dated February 7, 2022, seconded by Michael Orendo. All agreed. Motion carried.

**New Subdivisions**

**Country Cottage Gardens**

Brynn Shaffer showed plans for 211 Frystown Rd. George Shollenberger made a motion to accept plan for review, seconded by Michael Orendo. All agreed. Motion carried.

**Unfinished Business**

**SALDO – nothing at this time**

**Annual Report –** Michael Orendo made a motion to approve annual report for 2021, seconded by George Shollenberger. All agreed. Motion carried.
Meeting date for November, on election day – Discussion on a date, settled on November 15, 2022 at 7:00 pm. Michael Orendo made a motion to change November meeting to the 15th, seconded by Sheldon Martin. All agreed. Motion carried.

New Business
Dunkard Brethren Church Sewage Facility Planning Module – Bill Straw made a motion authorizing Betsy Bowman sign module, seconded by George Shollenberger. All agreed. Motion carried.

Public Comment
Gerald Bender stated the truck traffic continues to increase on Rt 645 & Frystown Road. It is a big problem.

Adjournment
A motion was made by Michael Orendo and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:42 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary