

**Bethel Township  
Planning Commission  
Meeting of March 14, 2023  
AMENDED**

The Bethel Township Planning Commission met on March 14, 2023, in the Township meeting room at 7 PM. In attendance and voting were members, Michael Orendo, George Shollenberger, Steve Burkhart, Sheldon Martin and Betty Martin, Betsy Bowman. Chairman William Straw was not present

Also present were Michelle Mayfield Solicitor; Jeffrey Steckbeck, Engineer; Alex Kaufman, SESI; Brian Blouch, Township EMC, Bobbi Westhafer, Township Secretary and Bobbi-jo Peiffer Assistant Secretary/Treasurer.

**Call to Order**

Vice-Chairman Orendo called the meeting to order at 7:08 PM.

The meeting continued with the Pledge of Allegiance.

**Public Comment on Agenda Items**

*None.*

**Approval of Minutes**

*Member Betty Martin made a motion to approve the minutes from the February 14, 2023, Planning Commission meeting. The motion was seconded by Member Steve Burkhart and passed unanimously (6-0).*

**Solicitor's Report – Michelle Mayfield**

Successful workshop regarding the Air-bnb. Next workshop is April 11th

**Engineer's Report – Jeff Steckbeck**

**Zoning Officer's Report – Robin Royer**

a. ***February Report***

Members were provided a copy of the February report for review.

**Subdivisions**

- a. *M B Investments Preliminary LD Plan (2070 Camp Swatara Road)* *Extension Indefinite*  
  
*No update at this time.*
  
- b. *Musselman* *Prelim Approv 8/26/2008*  
*08/26/2013*  
*Act 87 of 2012 02/07/2021*  
*Act 15 of 2020 (Covid-19)*  
  
*No update at this time.*
  
- c. *Airstate Group LLC (9237 Old Rt. 22)* *Prelim. Approv 07/13/2021*  
*Time Expires 07/13/2026*  
  
*Updated Revised final plan received. Motion to approve revised plan.*
  
- d. *H Frederick Bowman, Gerald & Linda Bowman & Bowman Farm Enterprises, LLC LDP (Parcel #30349100166509) (2300 Camp Swatara Road)* *Prelim Deemed App 09/15/2021*  
  
*No update at this time.*
  
- e. *550 & 551 Brown Road* *Time Expires 04/31/2023*  
  
*No update at this time. Motion to approve time extension*
  
- f. *RLP Martha Drive – Subdivision & LD (Parcel #30440200316297) Martha Drive & Lancaster Avenue* *Cond/Final Approv 10/13/2022*  
*Time Est. Expires 06/11/2023*  
*7 items remaining on the list of completion*  
  
*No update at this time.*
  
- g. *Pilot Travel Centers LLC (Flying J Truckstop) – Preliminary/Final Plan Submission (2210 Camp Swatara Road)* *Time Expires 06/13/2023*  
  
*Betty Martin made a motion to approve the time extension on 60 days.*
  
- h. *West Run (Lot#3) – Revised Preliminary/Final Plan Submission (Southeast corner Ft. Motel Drive @ Central Blvd)* *Time Expires 06/15/2023*  
*Final plans require signatures for recorder of deeds*  
  
*R&L Carriers – Preliminary Plan (655 Brown Road or 81 Daub Road)* *Time Expires 06/13/2023*

## **New Subdivisions/Land Development**

- a. *Musser Ag Operation (330 Bordner Road) – Two (2) 63' x 700' barns*  
*Engineer: Nye Consulting Services, Inc. – Motion to accept the plan for review*
  - 1. *NCS Inc. (December 13, 2022) – Waiver Request*
  - 2. *BCCD (January 4, 2023)*
  - 3. *BCPC (January 9, 2023)*

## **Unfinished Business**

- a. *SALDO*

The Commission tabled this discussion.
- b. *Sidewalk, Curbing discussion – MPC sheet*

The Commission tabled this discussion.
- c. *Short-term rental ordinance – Workshop Discussions April, May, June*
- d. *Country Cottage – May 2023*

## **New Business**

None.

## **Other Business**

## **Public Comment**

## **Adjournment**

*Member Steve Burkhart made the motion for adjournment at 7:30PM. The motion was seconded by Betsy Bowman and passed unanimously (6-0).*

**The next scheduled regular meeting is to be held on Tuesday, April 11, 2023, at 7 PM.**

Respectfully Submitted,

*Bobbi Westhafer*

Secretary, Bethel Township

