

**Bethel Township
Planning Commission
Meeting of April 11, 2023**

The Bethel Township Planning Commission met on April 11, 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 7:05 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 make a change to calling the meeting to order to vice chair Orendo approve the minutes from the April 11, 2023, Planning Commission meeting. The motion was seconded by Member Steve Burkhart and passed unanimously (6-0).

Solicitor's Report – Michelle Mayfield

Nothing at this time

Engineer's Report – Jeff Steckbeck

Nothing at this time

Zoning Officer's Report – Robin Royer

a. *April Report*

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

Subdivisions

- a. *M B Investments Preliminary LD Plan (2070 Camp Swatara Road)* *Extension Indefinite*

*TIS Submitted
HOP application submitted*

- 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*

Motion for Final plan by member George Shollenberger, seconded by Vice-Chair Orendo, all agreed and the motion was passed. Signed plans have been sent to be recorded.

- 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 07/14/2023*

Motion from member Betty Martin to have the Board of supervisors approve the 90-day time extension. Seconded by Betsy Bowman

- 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*

No update at this time

- h. *West Run (Lot#3) – Revised Preliminary/Final Plan Submission (Southeast corner Ft. Motel Drive @ Central Blvd)*

Time Expires **06/15/2023**

**R&L Carriers – Preliminary Plan
(655 Brown Road or 81 Daub Road)**

Time Expires **06/13/2023**

PennDOT meeting April 25th. Main concern is brown road and route 645 meeting so close to the ramp.

New Subdivisions/Land Development

- a. ***Musser Ag Operation (330 Bordner Road) – Two (2) 63’ x 700’ barns
Engineer: Nye Consulting Services, Inc.***
 - 1. ***NCS Inc. (December 13, 2022) – Waiver Request***
 - 2. ***BCCD (January 4, 2023)***
 - 3. ***BCPC (January 9, 2023)***
 - 4. ***Preliminary plan February 14, 2023***
 - 5. ***Final land development (April 9, 2023)***

Waivers and deferrals by Engineer Steckbeck - SESI

15. A buffer zone shall be provided along the entire portion of adjacent residential properties, per section 5.04.C.1. The buffer zone shall consist of a complete visual barrier, including a solid fence at least 8 feet high and at least one row of evergreen vegetation. See the applicable section for details. **Applicant has requested a modification, with a letter of support from the neighbor who would benefit from the landscape buffer. We recommend approval of this waiver request. Motion for waiver by member Sheldon Martin, seconded by Member Betsy Bowman, all agreed and the motion was passed 5-0.**

16. The SALDO modification/waivers request letter shall be adjusted to match the plans regarding the section 5.11.C.10.B deferral. **Letter has been provided. We have no objections to approval of this deferral. Motion for deferral by member George Shollenberger, seconded by Vice-Chair Mike Orendo, all agreed and the motion was passed 5-0.**

18. A statement shall be signed by the owner(s) offering land for dedication to public use for all appropriate streets, rights-of-way, easements, parks etc., per section 4.03.E.2. **Letter has been provided. We have no objections to approval of this deferral. Motion for deferral by member Betty Martin, seconded by member George Shollenberger, all agreed and the motion was passed 5-0.**

26. Required dedication of additional right-of-way to the Township is listed in Section 5.11.C.10.a **Letter has been provided. We have no objections to approval of this deferral. Motion for deferral by Vice-Chair Mike Orendo, seconded by Sheldon Martin, all agreed and the motion was passed 5-0.**

27. Required improvements to the existing street are listed in Section 5.11.C.10.b SALDO Section 5.11.C.10.b. allows for these requirements to be waived if sufficient justification is provided by the Developer.

Letter has been provided. We have no objections to approval of this deferral. *Motion for deferral by Member George Shollenberger, seconded by Vice-Chair Mike Orendo, all agreed and the motion was passed 5-0.*

28. Curbing is required per Section 5.13.A. when any non-residential development is proposed. The ordinance requires curb along all existing streets abutting the project site.

Letter has been provided. We have no objections to approval of this deferral. *Motion for deferral by member Betty Martin, seconded by George Shollenberger, all agreed and the motion was passed 5-0.*

29. Sidewalk is required per Section 5.13.B. when any non-residential development is proposed. The ordinance requires sidewalk along all existing streets abutting the project.

Letter has been provided. We have no objections to approval of this deferral. *Motion for deferral by Vice-Chair Mike Orendo, seconded by member Betsy Bowman, all agreed and the motion was passed 5-0.*

REQUESTED WAIVER AND DEFERRALS – continued

1. Section 4.04.E.2 of the SALDO to waive the requirement of a statement to be signed by the owner(s) offering land for dedication to the public use for all appropriate streets, rights-of-way, easements, parks etc. for the following reasons: a. No subdivision of land is proposed, and it will be privately owned and maintained by the landowner.

b. The project involves expansion of the existing agricultural operation and is to be occupied by the landowner and immediate family.

Steckbeck Engineering has no objection to this waiver request for the reasons stated above.

Motion for waiver by Sheldon Martin, seconded by Vice-Chair Mike Orendo, all agreed and the motion was passed 5-0.

The applicant is requesting the following waiver from the Township’s Stormwater Management Ordinance:

1. Section 13A to waive the requirement of using a minimum diameter of 15” for all pipes. a. The stormwater management controls are to be owned and maintained solely by the landowners. No portions of the operation or associated stormwater controls are proposed to be dedicated to the Township.

b. The outlet pipe from the proposed basin will have a trash rack to prevent clogging.

Steckbeck Engineering has no objection to this waiver request as the 12” outlet pipe is sufficient to handle the flow capacity.

Motion for waiver by member Betty Martin, seconded by member Sheldon Martin, all agreed and the motion was passed 5-0.

Motion to approve Musser Ag conditional plan by Vice-Chair Mike Orendo, seconded by George Shollenberger, all agreed and the motion was passed 5-0.

Unfinished Business

- a. *SALDO*
- b. *Sidewalk, Curbing discussion – MPC sheet*
- c. *Short-term rental ordinance – Workshop Discussions March, April, May*
- d. *Country Cottage – May 2023*

New Business

None.

Other Business

Public Comment

Wes Good discussed an Auxiliary Structure addition with planning commission board.

Adjournment

Member Sheldon Martin made the motion for adjournment at 8:05PM. The motion was seconded by Betsy Bowman and passed unanimously (5-0).

The next scheduled regular meeting is to be held on Tuesday, May 9, 2023, at 7 PM.

Respectfully Submitted,

Bobbi Westhafer

Secretary, Bethel Township