**Bethel Township**

**Planning Commission**

**Meeting held on June 13, 2023**

The Bethel Township Planning Commission met on June 13, 2023, in the Township meeting room at 7 PM. In attendance and voting were members, Vice Chair Michael Orendo, George Shollenberger, Steve Burkhart, and Betty Martin, Zoning Officer Robin Royer

Secretary Betsy Bowman, Chairman William Straw, member Sheldon Martin and Solicitor Michelle Mayfield were not present.

Also present were Robin Royer Zoning Officer, Jeffrey Steckbeck, Engineer; 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 7:02 PM.

The meeting continued with the Pledge of Allegiance.

**Public Comment on Agenda Items**

*None.*

**Approval of Minutes**

*Member Steve Burkhart made a motion to approve the minutes from the May 9, 2023 Planning Commission meeting. The motion was seconded by member George Shollenberger and passed unanimously (4-0).*

**Hearing of Visitors**

None

**Solicitor’s Report – Michelle Mayfield**

Was not present – Reported prior to the meeting there was nothing to report at the current time.

**Engineer’s Report – Jeff Steckbeck**

Nothing at this time except for land and development status updates.

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

1. ***June Report***

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

**Subdivisions**

1. ***M B Investments Preliminary LD Plan*** ***Extension Indefinite***

***(2070 Camp Swatara Road)***

TIS Submitted

HOP application submitted

*No Update at this time.*

1. ***Musselman*** ***Prelim Approv 8/26/2008***

***08/26/2013***

***New Zoning 2021 Adopted***

*No update at this time.*

1. ***Airstate Group LLC (9237 Old Rt. 22)*** ***Prelim. Approv 07/13/2021***

***Time Expires 07/13/2026***

***Building permits have been obtained***

1. ***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.*

1. ***550 & 551 Brown Road Time Expires*** ***07/14/2023***

DEP joint US Army Corp Permit application submitted

1. ***RLP Martha Drive – Subdivision & LD Cond/Final Approv 10/13/2022***

***(Parcel #30440200316297) Time Est. Expires 06/11//2023***

***Martha Drive & Lancaster Avenue***

***10 items remaining on the list of completion***

***BTMA tap in approval needed***

*No time extension needed per SESI*

1. ***West Run (Lot#3) – Revised Preliminary/Final Plan Submission***

***(Southeast corner Ft. Motel Drive @ Central Blvd)***

***Time Expires 06/15/2023***

*i.* ***R&L Carriers – Preliminary Plan Time Expires 06/13/2023***

***(655 Brown Road or 81 Daub Road)***

Board of supervisors voted to deny the time extension at there June 8th meeting. The time extension email came in on 6/13/2023 via email from R&L.

*Vice-Chairman made a motion to approve the time extension of 90 day. The motion was seconded by member Betty Martin and passed unanimously (3-0) Member Steve Burkhart opposed the time extension.*

Planning commission tabled extension to Solicitor Magovern for extension procedure since the board of supervisors rejected the extension.

*j.* ***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)***
6. ***Financial Security received from Weaverland Financial Aid***

**New Subdivisions/Land Development**

*Nothing new at this time*

**Unfinished Business**

1. ***SALDO***
2. ***Sidewalk, Curbing discussion – MPC sheet***
3. ***Short-term rental ordinance – Workshop Discussions July, August, September***

**New Business**

537 Component 4a – *Member Steve Burkhart made a motion to approve the 537 component 4a plan. The motion was seconded by George Shollenberger and passed unanimously (4-0)*

**Other Business**

Nothing at this time

**Public Comment**

None

**Adjournment**

*Member Steve Burkhart made the motion for adjournment at 7:25PM. The motion was seconded by Vice-Chair Orendo and passed unanimously (4-0).*

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

Respectfully Submitted,

Bobbi Westhafer

Secretary, Bethel Township