

**Bethel Township
Planning Commission
Meeting held on March 12, 2024**

The Bethel Township Planning Commission met on March 12, 2024, in the Township meeting room at 7 PM. In attendance and voting were members, Chairman William Straw, Sheldon Martin, Ed DeMille, Michael Orendo, George Shollenberger, Steve Burkhart, Betty Martin and Solicitor Michelle Mayfield.

Also present were Robin Royer Zoning Officer, Jeffrey Steckbeck, Engineer; Brian Blouch, Township EMC, Bobbi Westhafer, Township Secretary.

Call to Order

Solicitor Mayfield called the meeting to order at 7:05 PM.

The meeting continued with the Pledge of Allegiance.

Nomination for Chairman – Member Michael Orendo nominated Bill Straw for chairperson. The nomination was seconded by Steve Burkhart. All agreed and the motion carried (7-0)

Nomination for Vice chair. Chairman Straw nominated Michael Orendo for vice chair. The nomination was seconded by George Shollenberger. All agreed and the motion carried (7-0)

Nomination for Secretary – Chairman Straw nominated Betty Martin for secretary. The nomination was seconded by Member Steve Burkhart. All agreed and the motion carried (7-0)

Public Comment on Agenda Items

Nothing at this time

Approval of Minutes

Member George Shollenberger made a motion to approve the minutes from the December 12, 2023 Planning Commission meeting. The motion was seconded by Chairman Bill Straw and passed unanimously (7-0).

Hearing of Visitors

None

Solicitor’s Report – Michelle Mayfield

Short term rental – BCPC Review letter recommendations

- **Single Dwelling Only – No other type of property can be an Air BnB**
- **Deed Requirement – Ownership of property**
- **Police Enforcement of on street parking on township streets**

The motion to advertise for enactment and the short-term rental hearing made by Chairman Bill Straw. The motion was seconded by vice chair Mike Orendo. Member Sheldon Martin opposes and the motion passed (6-1).

Engineer’s Report – Jeff Steckbeck

Nothing at the present time

Zoning Officer’s Report – Robin Royer

a. *March Report*

Members were provided a copy of the December/January/February Report for review.

Current ZHB Applications
850 Meckville Road – Insurance auto auction corporation
8711 Old Route 22 – Vernon Hoover – Special Exception needed for automotive repair.
581 Airport Road – Matt Hassler – Special Exception needed. NOV was sent. Dwayne, Mike, Brian has all visited the property.

Subdivisions

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

TIS Submitted
HOP application submitted

No Update at this time.

- b. *Musselman* *Prelim Approv 8/26/2008
08/26/2013
New Zoning 2021 Adopted*

No update at this time.

- c. *Airstate Group LLC (9237 Old Rt. 22)* *Prelim. Approv 07/13/2021
Time Expires 07/13/2026*

No update at this time.

- 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 07/15/2024*

DEP joint US Army Corp Permit application submitted

Revised plans received and will be deferred until next meeting

- f. *RLP Martha Drive – Subdivision & LD* *Cond/Final Approv 10/13/2022*
(Parcel #30440200316297)

Martha Drive & Lancaster Avenue

No update at this time / Meeting notes R&L we recommend that there will be no use of Brown Road, Pave and use Daub Road for inbound and outbound.

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

Time Expires 06/15/2023

- 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*

No Update at this time

- k. *R&L Carriers –*

Meeting with Mike Graby, SESI and the attorney from R&L carriers:

Meeting notes R&L - Mike recommend that there will be no use of Brown Road, Pave and use Daub Road.

New Subdivisions/Land Development

Unfinished Business

- a. *SALDO*
- b. *Sidewalk, Curbing discussion – MPC sheet*

New Business –

1. *Communication between township committees/boards –*

Planning Commission is recommending the township to post all of the ZHB notices on the website. Motion made by Betty Martin to allow the township to post the hearing notices on the website. The motion was seconded by Sheldon Martin all agreed and the motion carried (7-0).

Suggestions to BOS - Brighter / Larger sized signs for the zoning officer to post the property.

2. Recommendations to refine SALDO provisions to address repeated concerns
PC will be addressing SALDO in May
3. Guidelines to cancel PC meetings.
There should be workshops if main meetings are cancelled. There should also be a better way of getting the word out that meeting cancellation.

Other Business

Public Comment

Judy Apgar asked whether or not R&L will have to install sidewalks on both sides of the roadway. SESI will have to ask PennDOT for that request.

Herb Zechman asked if we are cancelling a meeting can it be posted on the website in big bold letters. Township will have to get with the website design company for the sign request.

Adjournment

Vice Chair Mike Orendo made the motion for adjournment at 8:36PM. The motion was seconded by Chairman Bill Straw and passed unanimously (7-0).

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

Respectfully Submitted,

Bobbi Westhafer

Secretary, Bethel Township