

**Bethel Township  
Planning Commission  
Meeting held on April 9, 2024**

The Bethel Township Planning Commission met on May 9, 2024, in the Township meeting room at 7 PM. In attendance and voting were members, Chairman William Straw, George Shollenberger, Steve Burkhart, Ed DeMille, Mike Orendo, Sheldon Martin, Betty Martin, and Solicitor Michelle Mayfield.

Also present were Jeffrey Steckbeck, Engineer, Alex Kauffman SESI, Brian Blouch, Township EMC, Bobbi Westhafer, Township Secretary.

**Call to Order**

Chairman William Straw called the meeting to order at 7:13 PM.

The meeting continued with the Pledge of Allegiance.

There was an Executive Session held before the meeting on April 9, 2024 for litigation purposes.

**Public Comment on Agenda Items**

*Nothing at this time*

**Approval of Minutes**

*Vice Chair Orendo made a motion to approve the minutes from the March 12, 2024 Planning Commission meeting. The motion was seconded by Chairman Bill Straw and passed unanimously (7-0).*

**Hearing of Visitors**

Devon Henne – Zimmerman Annexation – 183 acres on route 501N. Tract 1 on the 38 acres and tract 2 145 acres. Reconfigure the boundaries between tract 1 and tract 2 and add a new tract. The adjoining lot will convey .5 acres to Michelle Weidman and also John Lafever adds 2 acres to his property also. Zimmerman annexation will be sent to BCPC for review. **Motion to accept the plan for review made by Steve Burkhart. The motion was seconded by Vice chair Orendo, all agreed and the motion carried (7-0).**

**Solicitor’s Report – Michelle Mayfield**

Short Term Rental Ordinance has been authorized for enactment for the Board of Supervisors meeting Thursday April 16, 2024.

Michelle spoke to zoning officer Karen Brown and asked that if there are any zoning changes to make a list and bring them back to her for PC recommendation.

**Engineer’s Report – Jeff Steckbeck**

Application for review and consideration of a Subdivision, Land Development Plan. Motion made by to accept and authorize the plan for review.

**Zoning Officer's Report –**

8711 Old Route 22 ZHB Hearing – Member Betty Martin asked if the committee would like to make a recommendation to the ZHB. Not enough support from the board to make a recommendation.

**Subdivisions**

- a. ***MB Investments Preliminary LD Plan (2070 Camp Swatara Road)*** ***Extension Indefinite***  
  
TIS Submitted  
HOP application submitted  
  
Resubmitted traffic study and will present at the next meeting
  
- 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***  
  
*95% completed*
  
- 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***  
  
SESI review letter submitted to the board to review.
  
- f. ***RLP Martha Drive – Subdivision & LD (Parcel #30440200316297) Martha Drive & Lancaster Avenue*** ***Cond/Final Approv 10/13/2022***  
  
*No update at this time*

**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. Country Cottage Garden**

Pending Plans and Bond. Chairman Straw made the recommendation to have the board of supervisors send a letter to Country Cottage Gardens from the zoning officer.

**New Subdivisions/Land Development**

- Devon Henne – Zimmerman Annexation – 183 acres on route 501N.

**Unfinished Business**

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

**New Business**

1000 Airport Road – Sight distance violation with new trees planted in the site distance

**Other Business**

850 Meckville Rd – ZHB Application Insurance auto Auction –  
Motion made by Chairman Straw. Seconded by Ed DeMille, the motion carried (6-1). Member Betty Martin abstaining from the vote.

**Public Comment**

*Nothing at this time*

**Adjournment**

*Vice Chair Orendo made the motion for adjournment at 8:05PM. The motion was seconded by Member Steve Burkhart and passed unanimously (7-0).*

**The next scheduled regular meeting is to be held on Tuesday, May 14, 2024, at 7 PM.**

# Bethel Township

## Code Enforcement Activity

March / April 2024

### Administrative / Meetings / Activity

- ❖ Little Mountain Road 2 parcels for sale research and respond to numerus inquiries
- ❖ Trip with Deputy Zoning Officer (Brian Blouch) to highlight current township issues
- ❖ 480 Brown Road discuss project for non-conforming structure. Zoning Hearing Board is required and scheduled
- ❖ Bowman Properties research history for pending action
- ❖ Met with Planning Commission solicitor and Township Engineer to discuss expectations
- ❖ May Zoning Hearing Board Prep

### Land Development

- ❖ Sort and organize all plans in the Township Building.
- ❖ 550 & 551 Brown Road reviewed the revised submission (Contacted Engineer on prior submission)
- ❖ Zimmerman Annexation Review

### Zoning Permits (11)

- ❖ 1014 Little Mountain Road – Construct a 24' x 30' detached residential storage garage
- ❖ 60 Camp Strauss Road – Construct a 16' x 30' residential addition
- ❖ 321 Midway Road – Interior Commercial Renovation / Relocate shed
- ❖ 31 Shirksville Road – Construct a 30' x 40' barn for “pets”
- ❖ 7821 Lancaster Avenue – Addition to existing school
- ❖ 3099 Camp Strauss Road – Construct a 14' x 30' storage shed
- ❖ 297 Camp Strauss Road – Extend existing deck (above 30”)
- ❖ 150 Musselman Road – 8 ground mounted solar panels

- ❖ 460 Swope Road – Install 2 (26' x 31") carports
- ❖ 297 Camp Strauss Road – Enclose rear porch
- ❖ 40 Reppert Road – Install 2 illuminated wall signs (East and West Wall)

### **Notice Of Violation (6)**

- ❖ 8561 Old Route 22 – Camper being used for Air BnB – All advertising has been removed. No further complaints **(Case closed)**
- ❖ 211 Frystown Road (Country Cottage) – Operating without a Certificate of Occupancy / Land Development Conditional Approval **(Deadline Established)**
- ❖ 7940 Lancaster Avenue - Outstanding Zoning Hearing Board fees **(Paid) (Case Closed)**
- ❖ 1000 Airport Road – Sight Obstruction **(Deadline Established)**
- ❖ 8456 Lancaster Avenue – Occupying a camper in rear yard **(Date Established)**
- ❖ 360 Midway Road – Occupying a camper in a field **(Date Established)**

Respectfully Submitted,  
**Bobbi Westhafer**  
Secretary, Bethel Township