

**Bethel Township
Planning Commission
October 8, 2024 Agenda**

Meeting being recorded

Call to Order

Pledge of Allegiance

Hearing of Visitors:

Bert Nye – Anthony Weaver Broiler House project

MODIFICATIONS, WAIVERS, & DEFERRALS

The Applicant has requested the following modifications, waivers, and/or deferrals:

- 1) *SALDO Section 403.E.2.* – Waiver of the requirement for the landowners to sign a statement offering land dedicated for public use including all appropriate streets, rights-of-way, easements, parks, etc.
- 2) *SALDO Section 511.C.10.a.* – Deferral of the requirement to dedicate additional right-of-way to the Township.
- 3) *SALDO Section 511.C.10.b.* – Deferral of the requirement to improve existing streets abutting the project site.
- 4) *SALDO Sections 513.A. & 513.B.* – Deferral of the requirements to provide curbing or sidewalk.
- 5) *SWM Ordinance Section 13A* – Modification of the requirement to provide a minimum pipe diameter of 15” for all pipes.

This appears to apply only to the proposed downspout pipes. This should not cause any issues, and SESI would support a modification of this requirement.

Public Comment on Agenda Items

Approval of Minutes

- a. Motion to approve the minutes from the Planning Commission meeting held September 10, 2024.

Solicitor’s Report – Michelle Mayfield

Engineer’s Report – Jeffrey Steckbeck

Zoning Officer’s Report –Karen Brown

- a. September Report

Subdivisions

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

No Update at this time.
- b. ***Musselman*** Prelim Approv 08/26/2008
08/26/2013

No Update at this time.
- c. ***H Frederick Bowman, Gerald & Linda Bowman & Bowman Farm Enterprises LLC***
LDP (Parcel #30349100166509) Prelim deemed App
09/15/2021

2300 Camp Swatara Road

No Update
- d. ***550 & 551 Brown Road*** Time Expires 10/21/2024
Time extension letter needed
- d. ***RLP Martha Drive – Subdivision & LD*** Cond/Final Approv
10/13/2022
(Parcel #30440200316297)
Martha Drive & Lancaster Avenue

No update
- e. ***Country Cottage Garden***

Waiting on signed developers’ agreement (No further update)
- f. ***R&L Carriers – Preliminary Plan***
655 Brown Road or 81 Daub Road

Resubmittal Pending
- g. C2C Design Group Prelim Approval 5/14/2024
Time expires 11/14/2024
- h. White Oak Subdivision Prelim Approval 07/09/2024
Time expires 12/24/2024
- i. RGM Transport - Prelim Approval 07/09/2024

Sketch plan accepted the plan for review 7/9. No new updates

Time expires

j. Anthony Weaver Broiler Operations

Prelim Approval 8/13/2024

Time expires 11/14/2024

New Subdivisions/Land Development

Anthony Weaver Broiler Houses – plan review accepted. Zoning/Engineering review letter

Unfinished Business

a. SALDO

b. Sidewalk, Curbing discussion – MPC sheet

Old Business

New Business

Public Comment

Adjournment