

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

The Bethel Township Planning Commission met on July 9, 2024, in the Township meeting room at 7 PM. In attendance and voting were members, George Shollenberger, Ed DeMille, Mike Orendo, Sheldon Martin, Betty Martin, and Solicitor Matt Fessler.  
Chairman William Straw and Member Steve Burkhart was absent  
Also present were Jeffrey Steckbeck, Engineer, Alex Kauffman SESI, Bobbi Westhafer, Township Secretary.

**Call to Order**

Vice Chairman Michael Orendo called the meeting to order at 7:02 PM.

The meeting continued with the Pledge of Allegiance.

**Public Comment on Agenda Items**

*Nothing at this time*

**Approval of Minutes**

Member Betty Martin made a motion to allow the minutes to be amended to change the hearing of visitor's 2<sup>nd</sup> motion to Vice Chair Orendo. The motion was seconded by Vice Chair Orendo. All agreed and the motion carried.

*Vice Chair Orendo made a motion to approve the amended minutes from the July 9, 2024 Planning Commission meeting. The motion was seconded by member Sheldon Martin and passed unanimously (5-0).*

**Hearing of Visitors**

RGM Transport – Luke Ruffner from Carta Engineering presented a new subdivision plan for review. Member Betty Martin made a motion to accept the plan for review. The motion was seconded by member Sheldon Martin. All agreed and the motion carried. (5-0)

**Solicitor's Report – Michelle Mayfield / Matt Fessler**

Nothing to report at this time

**Engineer's Report – Jeff Steckbeck / Alex Kauffman**

**Zoning Officer's Report – Karen Brown**

June Report was distributed to all members.

**Subdivisions**

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

***Extension Indefinite***

**TIS Submitted**

HOP application submitted  
Traffic plans received

- 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

Motion to approve time extension until October 21, 2024. Motion to approve time extension made by Member Betty Martin. The motion was seconded by member Ed Demille, all agreed and the motion carried. (5-0)

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

Bond received. Waiting on signed developers' agreement

### **New Subdivisions/Land Development**

Motion to amend agenda to add White Oak Subdivision plan for review made by Vice Chair Orendo. Member Sheldon Martin seconded the motion, all agreed and the motion carried. (5-0)

Member Betty Martin made a motion to accept the plan for review. Member Sheldon Martin seconded the motion, all agreed and the motion carried. (5-0)

### **Unfinished Business**

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

### **New Business**

### **Other Business**

### **Public Comment**

### **Adjournment**

*Member Sheldon Martin made the motion for adjournment at 7:30PM. The motion was seconded by Vice Chair Orendo and passed unanimously (5-0).*

**The next scheduled regular meeting is to be held on Tuesday, August 13, 2024, at 7 PM.**

Respectfully Submitted,  
**Bobbi Westhafer**

Secretary, Bethel Township