

Bethel Township  
Planning Commission  
Meeting held on October 8, 2024

The Bethel Township Planning Commission met on September 10, 2024, in the Township meeting room at 7 PM. In attendance and voting were members, Bill Straw, Ed DeMille, Betty Martin, Sheldon Martin, Steve Burkhart, George Shollenberger  
Member Michael Orendo was absent  
Also present was Bobbi Westhafer, Planning Commission Secretary, SESI Jeff Steckbeck and Solicitor Michelle Mayfield

**Call to Order**

*Chairman William Straw 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 Sheldon Martin made a motion to approve the minutes from the September 10, 2024 Planning Commission meeting. The motion was seconded by member Chairman Bill Straw and passed unanimously (6-0).*

**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.

*Member Sheldon Weaver made a motion to accept the waiver. The motion was seconded by member Steve Burkhart and passed unanimously (6-0)*

2) SALDO Section 511.C.10.a. – Deferral of the requirement to dedicate additional right-of-way to the Township.

*Chairman Bill Straw made a motion to accept the deferral. The motion was seconded by member Steve Burkhart and passed unanimously (6-0)*

3) SALDO Section 511.C.10.b. – Deferral of the requirement to improve existing streets abutting the project site.

*Member Sheldon Weaver made a motion to accept the deferral. The motion was seconded by member George Shollenberger and passed unanimously (6-0)*

4) SALDO Sections 513.A. & 513.B. – Deferral of the requirements to provide curbing or sidewalk.

Member Steve Burkhart made a motion to accept the deferral. The motion was seconded by member Ed DeMille and passed unanimously (6-0)

5) SWM Ordinance Section 13A – Modification of the requirement to provide a minimum pipe diameter of 15” for all pipes.

Member Betty Martin made a motion to accept the modification to the roof leakers. The motion was seconded by Chairman Bill Straw and passed unanimously (6-0)

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

6) Saldo Section 403.C.5.a – Requirement for the plan scale to be greater than 1” = 50’. Chairman Bill Straw made a motion to accept the waiver. The motion was seconded by Member Steve Burkhart and passed unanimously (6-0)

#### Solicitor’s Report – Michelle Mayfield

Nothing to report at this time

#### Engineer’s Report – Jeff Steckbeck / Alex Kauffman

Nothing to report until we get to the subdivisions/land devolvment plans

#### Zoning Officer’s Report – Karen Brown

September Report was distributed to all members.

#### Subdivisions

- |    |  |   |
|----|--|---|
| a. | <i>M B Investments Preliminary LD Plan<br/>(2070 Camp Swatara Road)</i>                                  | <i>Extension Indefinite</i>   |
|    | <i>TIS Submitted<br/>HOP application submitted<br/>Traffic plans received<br/>No update at this time</i> |   |
| b. | <i>Musselman</i>   | <i>Prelim Approv 8/26/2008<br/>08/26/2013<br/>New Zoning 2021 Adopted</i> |
|    | <i>No update at this time.</i>   |   |
| c. | <i>Airstate Group LLC (9237 Old Rt. 22)</i>  | <i>Prelim. Approv 07/13/2021<br/>Time Expires 07/13/2026</i>              |

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 10/21//2024  
Motion made by Chairman Straw that if a time extension does come in before the BOS meeting on October 10 before noon to recommend the approval of the time extension. The motion was seconded by Member Steve Burkhart and passed unanimously (6-0)

- 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  
(No Update at this time)

- l. C2C Design Group (1931 Schubert Road) – 96-unit townhome project

1. Preliminary Plan June 11, 2024
2. Time Extension until November 15, 2024. Motion to approve time extension made by Betty Martin, the motion was seconded by Chairman Straw, all agreed and the motion carried.
3. NPEDS Permit application submitted
4. Waiver request for sidewalks, curbs and on street parking presented.
5. Waiver request for the elimination of retention ponds.
6. Waiver request for modification of storm water. Alex addressed the board with the storm water review team at SESI has confirmed they will not need the onsite water basins due to the flow readings.

(No update at this time)

M. White Oak Subdivision- Plan accepted for review, presentation made by Davon Henne.

1. Plan accepted for review
2. Devon Henne presented plan
3. Waiting for authorized signer of Salem Church to sign the revised plans.
4. BTMA Sewer capacity agreement accepted

(No update at this time)

N. Anthony Weaver Ag Operation -  
SESI review letter #1 September 10, 2024

Accepted Plan for Review 8.13.24  
Time Expires 11/14/2024

## New Subdivisions/Land Development

## Unfinished Business

a. *SALDO*

b. *Sidewalk, Curbing discussion – MPC sheet*

Motion made by Member Betty Martin to hold a workshop at 6pm with BOS and Karen at commonwealth Code regarding future ordinances before the November 12<sup>th</sup> meeting. The motion was seconded by member Sheldon Martin and passed unanimously (6-0)

Motion made by Member Betty Martin to allow the secretary to look into the CDBG Block/Walking Path grant. The motion was seconded by member Sheldon Martin and passed unanimously (6-0)

## New Business

Nothing at this time

## Other Business

Nothing at this time

## Public Comment

*No public comment made*

## Adjournment

*Member Steve Burkhart made the motion for adjournment at 8:27PM. The motion was seconded by Chairman Straw and passed unanimously (6-0)*

The next scheduled regular meeting is to be held on Tuesday, November 12, 2024, at 7 PM.

Respectfully Submitted,

Secretary, Bethel Township