

**Bethel Township
Planning Commission
Meeting of February 14, 2023**

The Bethel Township Planning Commission met on February 14, 2023, in the Township meeting room at 7 PM. In attendance and voting were members, Michael Orendo, George Shollenberger, Steve Burkhart, Sheldon Martin and Betty Martin. Chairman William Straw and Secretary Betsy Bowman were not present.

Also present were Michelle Mayfield Solicitor; Jeffrey Steckbeck, Engineer; Alex Kaufman, SESI; Brian Blouch, Township EMC, Robin Royer Zoning officer, Bobbi Westhafer, Township Secretary and Bobbi-jo Peiffer Assistant Secretary/Treasurer.

Members of the public included Mike Najarian, Cory Cummings, Judy Apgar and Tom Moorhead.

Call to Order

Chairman Orendo called the meeting to order at 7:05 PM.

The meeting continued with the Pledge of Allegiance.

Public Comment on Agenda Items

None.

Approval of Minutes

Member Betty Martin made a motion to approve the minutes from the January 10, 2023, Planning Commission meeting. The motion was seconded by Member Steve Burkhart and passed unanimously (5-0).

Solicitor's Report – Michelle Mayfield

Reminder of the advertised workshop for March.

Engineer's Report – Alex Kauffman

Brake Retarder signs have been approved by PennDOT.

Library project – Building permits have been issued. Arthur Funk and son will be starting construction on February 28, 2023.

Zoning Officer's Report – Robin Royer

a. *February Report*

Members were provided a copy of the January report for review.

- Flying J electrical charging stations under review

Subdivisions

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

No update at this time.
- b. ***Musselman*** ***Prelim Approv 8/26/2008***
08/26/2013
Act 87 of 2012 02/07/2021
Act 15 of 2020 (Covid-19)

No update at this time.

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

Final Plan Received January 19th. Member Sheldon Martin made a motion to accept and review the Final plan from Airstate Group. The motion was seconded by Member Steve Burkhart and passed unanimously (5-0).

- 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 04/31/2023***

No update at this time.

- f. ***RLP Martha Drive – Subdivision & LD (Parcel #30440200316297) Martha Drive & Lancaster Avenue*** ***Cond/Final Approv 10/13/2022***
Time Est. Expires 04/11/2023

No update at this time. Project requires some zoning hearing per Alex

- g. ***Pilot Travel Centers LLC (Flying J Truckstop) – Preliminary/Final Plan Submission (2210 Camp Swatara Road)*** ***Time Expires 04/13/2023***

Engineer Steckbeck advised that the applicant needs to appear before the ZHB.

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

Time Expires **05/15/2023**

Motion by Member Betty Martin to approve the time extension of 60 days. The motion was seconded by Member George Shollenberger. The motion passed *unanimously (5-0)*.

R&L Carriers – Preliminary Plan *Time Expires* **03/15/2023**
(655 Brown Road or 81 Daub Road)

New Subdivisions/Land Development

- a. ***Musser Ag Operation (330 Bordner Road) – Two (2) 63’ x 700’ barns***
Engineer: Nye Consulting Services, Inc. – Motion to accept the plan for review
 - 1. ***NCS Inc. (December 13, 2022) – Waiver Request***
 - 2. ***BCCD (January 4, 2023)***
 - 3. ***BCPC (January 9, 2023)***

The Commission reviewed the plan. Nye Consulting asked the board for feedback regarding the buffer zone. The board asked if all the neighbors were notified of the proposed plan. The road crew said Bordner road will be paved this summer. The Bog Turtle clearance is in the works. Solicitor Mayfield requested the nutramanagement be recorded with the recorder of deeds.

- b. **Labe Holdings (1931 Schubert Road) 84-unit townhomes 12.6 acres – Sketch Plan**

The Commission reviewed the sketch plan. And tabled the plan for the next meeting.

Unfinished Business

- a. ***SALDO***

The Commission tabled this discussion.
- b. ***Sidewalk, Curbing discussion – MPC sheet***

The Commission tabled this discussion.
- c. ***Short-term rental ordinance – the Township Solicitor has requested this discussion be postponed until the March meeting. Members were provided samples for review.***

The Commission tabled this for the workshop discussion.

New Business

None.

Other Business

Public Comment

Mr. Cummings (Brown Road) commented with regards to the R & L Carriers project. He would like to talk to them about their plan at the next meeting.

Weiler Project coming out on Musselman road isn't paved yet. Jeff will do an inspection of the property.

Adjournment

Member George Shollenberger made the motion for adjournment at 8 PM. The motion was seconded by Steve Burkhart and passed unanimously (5-0).

The next scheduled regular meeting is to be held on Tuesday, March 14, 2023, at 7 PM.

Respectfully Submitted,

Belli Westhafer

Secretary, Bethel Township