

**Bethel Township
Planning Commission
Meeting held on September 12, 2023**

The Bethel Township Planning Commission met on September 12, 2023, in the Township meeting room at 7 PM. In attendance and voting were members, Chairman William Straw, Vice Chair Michael Orendo, George Shollenberger, Betty Martin, and Solicitor Michelle Mayfield.

Member Steve Burkhart and Sheldon Martin were absent.

Also present were Robin Royer Zoning Officer, Jeffrey Steckbeck, Engineer; Brian Blouch, Township EMC, Bobbi Westhafer, Township Secretary.

Call to Order

Chairman William Straw 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

Vice Chair Mike Orendo made a motion to approve the minutes from the June 13, 2023 Planning Commission meeting. The motion was seconded by Member George Shollenberger and passed unanimously (4-0).

Hearing of Visitors

None

Solicitor's Report – Michelle Mayfield

Workshop session was productive and a good rough draft of the ordinance should be available to be presented to the board of supervisors after next month's October Meeting.

Engineer's Report – Jeff Steckbeck

Nothing at the present time

Zoning Officer's Report – Robin Royer

a. ***August Report***

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

Subdivisions

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

TIS Submitted
HOP application submitted

No Update at this time.

- 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

No update at this time.

- 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 01/15/2024*

DEP joint US Army Corp Permit application submitted

- f. *RLP Martha Drive – Subdivision & LD (Parcel #30440200316297) Martha Drive & Lancaster Avenue* *Cond/Final Approv 10/13/2022*
10 items remaining on the list of completion

BTMA tap in approval needed
No time extension needed per SESI

- h. *West Run (Lot#3) – Revised Preliminary/Final Plan Submission (Southeast corner Ft. Motel Drive @ Central Blvd)* *Time Expires 06/15/2023*

- 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

New Subdivisions/Land Development

PennDOT scope gas station development on Martha Klahr property.

Unfinished Business

- a. *SALDO*
- b. *Sidewalk, Curbing discussion – MPC sheet*
- c. *Short-term rental ordinance – Workshop Discussions September workshop held prior to meeting. Next work shop will be October 10 at PC meeting.*

New Business

Other Business

Chairman William straw announced that Betsy Bowman has resigned. Since the resignation is before the term is completed Board of supervisors will be appointing a new member to fill her the vacant role.

Member George Shollenberger asked about member Sheldon Martin not being at the meeting. Secretary Bobbi Westhafer received an email from Sheldon Martin stating he is working out of town and will not be able to attend the meeting.

Public Comment

Gerald Bender asked were the proposed gas station, donut shop drive thru will be located. The PC announced that the proposed property is Klahr Road across from Burger King.

Adjournment

Vice Chair Orendo made the motion for adjournment at 7:40PM. The motion was seconded by Chairman Straw and passed unanimously (4-0).

The next scheduled regular meeting is to be held on Tuesday, October 10, 2023, at 7 PM.

Respectfully Submitted,

Bobbi Westhafer

Secretary, Bethel Township

