

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, MAY 20, 2020 @7:00 PM

*Due to COVID-19 and the Stay-At-Home Order issued by Governor Wolf of Pennsylvania, this Planning Commission Meeting was a Virtual Meeting held online.

- I. Call to Order-Vice-Chairman Teel called the meeting to order at 7:05 pm.
- II. The Pledge of Allegiance was recited.
- III. Roll Call-Virtually present in addition to Vice-Chairman Teel were Commissioner Klein, Commissioner Barbounis, Commissioner Crane, Commissioner Sarisky, Township Solicitor Karasek and Township Engineer Coyle.
- IV. Appointments
 - a. Nominate/Appoint Chairman of the Commission-**MOTION** by Commissioner Klein to Nominate Commissioner Barbounis as Chairman of the Commission, seconded by Commissioner Crane. Vote: 5-0.
 - b. Nominate/Appoint Vice-Chairman of the Commission-**MOTION** by Commissioner Klein to Nominate Commissioner Teel as Vice-Chairman of the Commission, seconded by Chairman Barbounis. Vote: 5-0.
- V. Approve the Minutes
 - a. February 19, 2020-**MOTION** by Commissioner Teel to approve the February 19, 2020 Meeting Minutes, seconded by Commissioner Crane. Vote: 5-0.
 - b. March 18, 2020-**MOTION** by Commissioner Klein to approve the March 18, 2020 Meeting Minutes, seconded by Commissioner Teel. Vote: 5-0.
- VI. Planning Modules-None
- VII. Subdivisions
 - a. Bethel Heights Associates Major Subdivision
-Time to take action expires on July 28, 2020-Solicitor Karasek stated a time extension request was received. Engineer Coyle discussed his review of the revised plan. The project intent is to subdivide and convey proposed Lot 1 to the Mt. Bethel Lutheran Brethren Church, convey proposed Lot 2 to Gary Gately, et.al and to create Lot 2 as a Flag Pole Lot. Zoning comments have been addressed.
SALDO waivers requested:
SALDO-304 Major Subdivision-Preliminary Submission and Approval. **MOTION** by Commissioner Klein to recommend waiver, seconded by Commissioner Crane. Vote: 5-0.
SALDO-306.1, 2-11 Drawings Required-Grading & Storm Drainage Plan, Utility Plan, Erosion & Sedimentation Plan, Road Profiles, Sanitary & Storm Sewer Plans & Profiles. **MOTION** by Commissioner Klein to recommend a modification, seconded by Commissioner Crane. Vote: 5-0.
SALDO-308.2.2 Environmental Impact Assessment. **MOTION** by Commissioner Klein to recommend waiver, seconded by Commissioner Crane. Vote: 5-0.
Solicitor Karasek stated this plan is ready for the Board of Supervisors Meeting on June 8, 2020. **MOTION** by Commissioner Klein for Conditional Preliminary and Final Approval, seconded by Commissioner Crane. Vote: 5-0.
 - b. Tishuk to McCabe, et.al. Lot Line Adjustment
-Time to take action expires on July 31, 2020

Awaiting re-submission. **MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 5-0.

c. GenOn Lot Line Adjustment Plan

-Time to take action expires on July 28, 2020-Solicitor Karasek stated a time extension request was received. James Sens gave an overview of the revised plan. Engineer Coyle discussed his review letter. The project intent is to adjust the lot line between 2 parcels. Proposed Lot A will encompass 161+ acres and proposed Lot B (Peaker Plant) will be 28+ acres. No new lots are being created and no improvements are proposed under this plan. The entire parcel is located within Zoning District I-3, Heavy Industrial. There are no SALDO waivers requested. General comments were discussed. **MOTION** by Commissioner Klein to table, seconded by Commissioner Teel.

Vote: 5-0.

d. 303 Demi Rd Logistics Center-Lot Line Adjustment

-Time to take action expires on June 30, 2020. Solicitor Karasek stated a time extension request was received. No new submissions. **MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 5-0.

VIII. Land Development Plan

a. 303 Demi Road Logistics Center-Land Development Plan

-Time to take action expires on August 31, 2020. Solicitor Karasek stated a time extension request was received. No new submissions. **MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 5-0.

IX. Site/Sketch Plan

a. Steven Ott Sketch Plan-905-907 Sunset Dr.

-Time to take action-Not applicable since Sketch Plan-Engineer Coyle stated his review of this sketch plan was drafted and sent to planning professional. No one was present to represent this plan. **MOTION** by Commissioner Teel to table, seconded by Commissioner Klein. Vote: 5-0.

X. Old Business-None

XI. New Business

a. Review of River Pointe Logistics LLC Zoning & SALDO Amendments- Commissioner Teel commented on the Text Amendment and stated that some adjustments of the Text Amendment will need to be made. The Board of Supervisors are looking for recommendations from the Planning Commission. Solicitor Karasek explained the difference between a Text Amendment and a Zoning Variance. These Amendments have significant changes and should be thoroughly reviewed. Solicitor Karasek stated this proposal refers only to a minimum track of 100 acres in the I-2 Zone and minimum track of 50 acres in the I-3 Zone. Solicitor Karasek stated the updated Text Amendment has been sent to LVPC for their comments. Engineer Coyle stated he did an extensive review and provided his comments to the Commissioners. Solicitor Karasek stated there is a 30 day review timeframe to submit comments/recommendations to the Board of Supervisors. Solicitor Karasek and Engineer Coyle suggested holding a Special Meeting due to the nature of this subject. **MOTION** by Commissioner Klein to table, seconded by Commissioner Crane. Vote: 5-0.

XII. Adjournment-**MOTION** by Commissioner Teel to adjourn the meeting at 9:10 pm, seconded by Commissioner Crane. Vote: 5-0.