



Upper Mount Bethel Township

387 Ye Olde Highway

P.O. Box 520

Mount Bethel, PA 18343-5220

Phone: (570) 897-6127 Fax: (570) 897-0108

UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, OCTOBER 21, 2020 @ 7:00 PM

- I. Call to Order-Chairman Teel called the meeting to order at 7:00 pm.
- II. The Pledge of Allegiance was recited.
- III. Roll Call-Present were Chairman Teel, Commissioner Klein, Commissioner DeFranco, Commissioner Crane (via phone), Township Engineer Coyle, and Township Solicitor Karasek. Commissioner Sarisky was absent.
- IV. Chairman Teel introduced Commissioner DeFranco, recently appointed by the Board of Supervisors.
- V. Approve the Minutes
 - a. August 19, 2020-**MOTION** by Commissioner Klein to approve the August 19, 2020 meeting minutes, seconded by Commissioner Crane. Vote: 3-0-1, Commissioner DeFranco abstained.
- VI. Planning Modules-None
- VII. Subdivisions
 - a. Tishuk to McCabe, et al.-Lot Line Adjustment Plan-**MOTION** by Chairman Teel to table, seconded by Commissioner Klein. Vote: 4-0.
 - Time to take action expires on November 30, 2020
 - b. Scott Horne Subdivision
 - Time to take action expires on January 2, 2021.

Engineer Coyle discussed his review letter. The plan is to create two (2) new residential building lots in addition to the existing home and garages for a total of three (3) lots from the existing lands. No waivers have been requested. The application was reviewed as a Minor Subdivision, per SALDO Section 302.1, minor subdivisions are considered to be both Preliminary and Final. LVPC review letter was received 10/20/2020. DEP

Component 1 Sewage Facilities Planning Module is complete and approved. **MOTION** by Commissioner Klein to recommend Conditional Preliminary/Final Plan Approval based upon the Township Engineer review letter of 10/13/2020, compliance with any outstanding conditions, payment of two (2) fees in-lieu, seconded by Chairman Teel. Vote: 4-0. Solicitor Karasek stated this will be on the November 9, 2020 BOS agenda

VIII. Land Development Plan

There was a discussion on the 303 Demi Rd. Lot Line Adjustment Plan and the 303 Demi Rd. Land Development Plan. Solicitor Karasek stated they were inadvertently removed from agenda. He has since received an extension of time for both plans, through April 30, 2021. These will be back on the agenda next month.

IX. Site/Sketch Plan

a. Hardball Cider-Engineer Coyle discussed his review letter based on the submitted sketch plan. The Plan indicates taproom area, sales/production area, seating area, band area, parking spots, restrooms, etc. The plan will be presented to the Township ZHB (for a Special Exception Use) and comments/recommendations are requested from the Planning Commission prior to ZHB meeting. Geoffrey Deen was present to discuss. Commissioner DeFranco asked about parking on Farmland Preservation, Geoffrey stated he has a letter, which he will provide to the ZHB stating it is allowed. The application for the ZHB was presented for the Commissioners to review. After Mr. Deen's presentation, the Commissioners were unable to make a recommendation. In order to make recommendations the following is needed 1) a formal site plan 2) correspondence from Farmland Preservation indicating the property can be used for business, parking and related activities 3) correspondence from the PA Dept. of Labor and Industry that the barn can be used for the business 4) confirmation of adequate sanitary sewage disposal 5) a proposed band shell to reduce noise 6) consideration of the use of Township Fire Police for traffic control. The main issue with the neighbors seems to be the noise. George Walley commented on his submission of his request of action in regards to the noise from the farm and if Mr. Deen has all the correct permits. Solicitor Karasek stated that it is the Zoning Officers position on permits. **MOTION** by Commissioner DeFranco to send a letter to the ZHB that a proper recommendation cannot be made without an official site plan, a letter from Farmland Preservation, a letter from L & I, if any sewer requirements from the SEO, a band shell (recommendation from a sound engineer), and the consideration of Fire Police for traffic control, seconded by Commissioner Klein. Vote: 4-0.

X. Old Business

a. River Pointe Logistics Amendment to the Text Amendment- Solicitor Karasek discussed the amendments, for review, before going back to the BOS. A minimum distance to be the height of the building (including roof projections) plus 25', emergency access road completely around the perimeter of each building, maximum height roof projections shall not be in excess of twenty five feet (25'), map of demarcation which

shall depict location of 100' tall buildings, no more than two (2) buildings at one million (1,000,000) sq. ft. or more shall be constructed anywhere in the I-2 or I-3 Zone, and there shall be no more than six (6) one hundred (100') foot buildings located anywhere in the I-2 or I-3 Zone. Commissioner Klein commented on a community impact study, traffic study, community planning, sewer, etc. Chairman Teel stated all studies are being taken into consideration and every building that is planned on the RPL property, has to come to Planning first. **MOTION** by Chairman Teel to recommend the Amendment to the Text Amendment (Ordinance 2020-03) to the Board of Supervisors for approval, seconded by Commissioner Crane. Vote: 4-0.

XI. New Business-None

XII. Public Comment-Manager Nelson stated, in regards to Hardball Cider, this should have been taken care of back in August.

XIII. Adjournment-**MOTION** by Chairman Teel to adjourn the meeting at 8:30 pm, seconded by Commissioner Klein. Vote: 4-0.

Respectfully Submitted by Cindy Beck-Recording Secretary