BETHLEHEM TOWNSHIP PLANNING COMMISSION
REGULAR PUBLIC MEETING
JANUARY 28, 2019

CALL TO ORDER

Mrs. Snover called the meeting to order at 7:03 p.m. The following members were present: Harold Powell, Don Wright, Jim Daley and Lee Snover. Also present were Wendy Nicolosi, Township Solicitor, Ron Gawlik, Township Engineer, Amanda Raudenbush, Planning Director and Laura Zapata, Recording Secretary.

Members Absent: Leslie Walker, Mark Grandinetti and Joseph Soresi.

REORGANIZATION OF THE PLANNING COMMISSION

Township Solicitor Wendy Nicolosi called the meeting to order at 7:03 p.m. and asked for nominations for the office of Chairperson of the Planning Commission. Mr. Daley nominated Mrs. Snover. The nomination was seconded by Mr. Powell. There being no other nominations, the nominations were closed. Mrs. Snover was unanimously elected Chairperson by voice vote. Solicitor Nicolosi then turned the meeting over to Mrs. Snover, who called for nominations for Vice Chairperson of the Planning Commission. Mr. Wright nominated Mr. Daley and Mr. Powell seconded the nomination. There being no other nominations, the nominations were closed. Mr. Daley was unanimously elected Vice Chairperson by voice vote. Mrs. Snover called for nominations for Secretary of the Planning Commission. Mr. Daley nominated Mr. Wright and Mr. Powell seconded the nomination. There being no other nominations, the nominations were closed. Mr. Wright was unanimously elected Secretary by voice vote.

COURTESY OF THE FLOOR

Mrs. Snover stated she would take general comments during "Courtesy of the Floor" on anything that does not deal with the agenda; however, anyone with specific, technical questions on an agenda item should wait until that agenda item is discussed to offer their comments or questions.

There were no comments or questions during Courtesy of the Floor.

APPROVAL OF MINUTES

Mr. Daley made a motion, seconded by Mr. Powell, to approve the minutes of the December 18, 2018 regular public meeting of the Planning Commission. The motion carried unanimously.

CORRESPONDENCE

Mrs. Snover noted the correspondence as listed on the Planning Commission agenda of January 28, 2019 and asked that any member of the Planning Commission that did not receive any of the correspondence to please contact staff.

OLD BUSINESS

- **NANCY RUN PHASES 7-10, REVISED FINAL SUBDIVISION**

Scott McMackin, Cowen Associates said the revision of the plan would include moving he basin out of the flood plain completely and eliminating 6 residential lots. Solicitor Nicolosi advised the board to reaffirm the waivers in their motion to approve.
Mr. Daley made a motion to recommend approval of the Nancy Run Phases 7-19, Revised Final Subdivision based upon the Township Engineer's January 24, 2019 review letter and adding previously approved waivers, to the Board of Commissioners. The motion was seconded by Mr. Wright and carried unanimously.

ADMINISTRATIVE REVIEW

- **4217 FRITCH DRIVE NEW COMMERCIAL BUILDING, PRELIMINARY/FINAL PLAN**

Mrs. Raudenbush said the applicant submitted a 90 day time extension request good through May 19, 2019.

- **MILL CREEK CORPORATE CENTER, PRELIMINARY PLAN**

Mrs. Raudenbush said no submission has been made and the current deadline is March 31, 2019.

PLANNING DEPARTMENT REPORT

- **FOOD TRUCK ORDINANCE**

Mr. Daley started the discussion by commenting that food trucks have been part of festivals without prior approval from the township. Mrs. Raudenbush suggested that 5 or more can apply for a Special Events permit. Mr. Wright said the type of location needs to be defined. He said there is a mobile trailer by Lowe's that has been there for 5 years and was unsure if it was in compliance in proximity to the fire hydrant. Solicitor Nicolosi said those are already in the Fire Code. Mr. Wright asked if a pop up restaurant would need to be included in the ordinance. Mrs. Raudenbush said this ordinance deals specifically with food trucks. Mrs. Snover asked if the Board of Commissioners has seen the ordinance. Mrs. Raudenbush said that at this time she is taking comments from this board to be updated and then brought back again for recommendation to the Board of Commissioners.

Barry Roth, 4323 Chetwin Terrace

Mr. Roth commented that the pavilion rentals sometimes have caterers that have propane tanks and wanted to see measures in place to make sure they are certified and not faulty. Mrs. Snover said that is covered under the inspection process. Mr. Roth since the sight triangle is not signalized, he would like to make sure that the food trucks do not encroach on it and obstruct traffic.

CVS

Mr. Wright asked for a status on calling in the waivers at CVS. Mrs. Raudenbush said they are moving forward and have a balance on their security. She said she doesn't have a time line at the moment. Solicitor Nicolosi said that the Board of Commissioners have not called in the waivers for Dr. Wolfe's propoerty.

COMPREHENSIVE PLAN

Mrs. Raudenbush said that the plan would be made available to the board via the Google Drive and if any member preferred a printed version, to please let her know.

ADJOURNMENT

Mr. Wright made a motion to adjourn the meeting at 7:30 p.m. The motion was seconded by Mr. Daley and carried unanimously.

NEXT PLANNING COMMISSION MEETING

Monday, February 25, 2019 – Regular Public Meeting

Respectfully submitted,

Laura Zapata
Recording Secretary

Amanda L. Raudenbush, AICP
Director of Planning