

**BETHEL TOWNSHIP
PLANNING COMMISSION**

MAY 3, 2023

AGENDA

PLEASE SILENCE ALL ELECTRONICS

THERE IS A RECORDING DEVICE DURING MEETINGS FOR THE PURPOSE OF TAKING MINUTES

Regular Planning Commission Meeting time - 7:00pm

- I. ATTENDANCE:
- II. CALL TO ORDER:
- III. PLEDGE OF ALLEGIANCE:
- IV. APPROVAL OF MINUTES FOR MEETING HELD ON: April 12, 2023.
- V. CORRESPONDENCE:
- VI. REPORTS: Sewer Authority: Laurence Smith
- VII. OLD BUSINESS:

Project PC 2022-3 Four Lot Residential Sub-division, 1731 Garnet Mine Road. Owner Pok Cheung Shing - Preliminary Plan.

Catania Engineering Associates, preliminary plans for a four-lot single family subdivision on 4.7 acres including an existing home on lot 1 located at 1731 Garnet Mine Road.

Planning Commission is waiting for applicant to provide updated responses to Township Engineer's review and comments and status of permits.

There are no additional reviews or discussions scheduled for the May meeting.

Reviews will continue in future meetings pending updated responses from applicant.

Project 2022-5 Preliminary /Final Plan-Independence Towns, 146 State Line Road, Trilogy Investments, LLC,

An amended final plan for a 46-townhouse development that was originally submitted in 2012.

Very Brief updates from applicant of Township Engineer's Plan review letter dated February 22, 2023.

Township Engineer will not be present for meeting but will continue to work with applicant for all future updates and status of all recommendations.

No final actions planned for this meeting.

Project 2022-6 Belmont Phase III, Winterset Road, Bethel Twp. Winterset Independent Living, LLC, Final Amended Plan.

An amended Final Plan for Belmont Phase III. Residential 78 Independent Living Apartment Units in three buildings with 26 units in each building.

Applicant to give updates on status of Township Engineer's recommendations, permits and agreements and has indicated they have been meeting with the Belmont HOA and are continuing discussions with the HOA.

Township Engineer will not be present for meeting but will continue to work with applicant for all future updates and status of all recommendations.

No final actions planned for this meeting.

Project 2023-1 Preliminary Plan-Twin Tales Veterinary Clinic, Foulk and Kirk Roads LLC Amy Smagala and Jenni Smagala.

Preliminary plan for a Veterinary Clinic at Foulk and Kirk Roads.

Planning Commission will discuss updates to Township Engineer's Review letter dated April 5, 2023 and status of required permits.

Board may consider, and vote upon, conditional preliminary plan approval.

VIII. NEW BUSINESS:

Review the Required Letter of Support to apply for PA Flood Mitigation Grant Program.

The Board of Supervisors is asking the Planning Commission to review the grant application request and authorize a signature on a letter of support for our grant application submission later this month.

The letter states that he Bethel Township Planning Commission strongly supports Bethel Township's application to the PA Flood Mitigation Grant Program to help to perform the needed upgrades and maintenance to the culvert located on Goodley Road located in Garnet Valley, PA.

PUBLIC COMMENTS AND QUESTIONS.

ADJOURNMENT.

VISIT BETHEL TOWNSHIP WEBSITE FOR MEETING AGENDA AND MINUTES.