



**Upper Mount Bethel Township**  
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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION  
REORGANIZATION MEETING MINUTES  
WEDNESDAY, JANUARY 17, 2024 – 7:00 PM

**I.**

Commissioner Teel called the meeting to order at 7:00 pm.

The Pledge of Allegiance was recited.

Present were Commissioner Teel, Commissioner Potter, Commissioner Klein (via phone), Commissioner Sarisky, Recording Secretary Cindy Beck, Township Engineer Coyle, and Township Solicitor Karasek. Commissioner Crane was absent.

Public Comment-None

**MOTION** by Commissioner Teel nominated Solicitor Karasek as Temporary Chairman to open the meeting for the nomination of Chairman of the Planning Commission, seconded by Commissioner Potter. Vote: 4-0.

Temporary Chairman Karasek asked for nomination for Chairman.

**II.**

**REORGANIZATION**

- a. Nominate/Elect Chairman of the Planning Commission-**MOTION** by Commissioner Klein to nominate **Robert Teel** as Chairman of the Planning Commission, seconded by Commissioner Potter. Vote:4-0.
- b. Nominate/Elect Vice-Chairman of the Planning Commission-**MOTION** by Commissioner Potter to nominate **Randy Crane** as Vice-Chairman of the Planning Commission, seconded by Commissioner Teel. Vote: 4-0.
- c. Nominate/Elect Secretary of the Planning Commission-**MOTION** by Commissioner Klein to nominate **Faith Sarisky** as Secretary of the Planning Commission, seconded by Commissioner Potter. Vote: 4-0.
- d. Establish Regular Monthly Meeting Location, Day & Time-**MOTION** by Commissioner Teel for meetings to be held at the Township Municipal Building or the Mt. Bethel Fire Hall (as needed), on the third (3<sup>rd</sup>) Wednesday of each month at 7:00 pm, seconded by Commissioner Sarisky. Vote: 4-0.

### III.

#### APPROVE THE MINUTES

- a. December 20, 2023-**MOTION** by Commissioner Klein to approve the December 20, 2023, meeting minutes, seconded by Commissioner Potter. Vote: 4-0.

### IV.

#### SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure-This has been requested by the applicant to table. **MOTION** by Commission Teel to table, seconded by Commissioner Potter. Vote: 4-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024

### V.

#### LAND DEVELOPMENT

- a. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure- This has been requested by the applicant to table. **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024
- b. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-This has been requested by the applicant to table. **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 4-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024
- c. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan-This has been requested by the applicant to table. **MOTION** by Commission Klein to table, seconded by Commissioner Potter. Vote: 4-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024
- d. River Pointe Logistics Center LLC-**Lot 6**-Final LD Plan-This has been requested by the applicant to table. **MOTION** by Commissioner Klein to table, seconded by Commissioner Potter. Vote: 5-0.  
-Submitted on September 18, 2023  
-Official Action Expires on February 29, 2024

### VI.

#### SITE/SKETCH PLAN-None

### VII.

#### DISCUSSION

##### Code Adoption Ordinance

Commissioner Klein commented on the section pertaining to certain provisions not applicable to the development of planned industrial parks. Solicitor Karasek stated that in the text amendment there were sections that certain provisions of the zoning ordinance and certain provision of the SALDO are exempt from the sections dealing

with planned industrial parks, the theory being other agencies that control those areas, whether DEP, PA Fish and Wildlife, PA Fish and Boat, US Core of Army Engineers, etc. This Code Adoption is not making new laws, it is basically saying all the laws that are in place at this time, are in one place/one book. The text amendment is carried over to this new book. Solicitor Karasek stated the LVPC review letter that was received mentioned that water and sewer be looked at. Commissioner Klein stated that the water/sewer issue should be a regional infrastructure. Commissioner Klein has an issue as to the location of the drip irrigation field and would like to try to work with Portland to expand their system. Commissioner Teel stated that we have tried to work with Portland but they keep rejecting us. Commissioner Teel stated that we are in violation with the Act 537 Plan, maybe Portland is waiting for this to be completed before they move forward. Commissioner Teel would like to send a recommendation to the BOS that they further explore having the Act 537 Plan updated as quickly as possible. Commissioner Klein would like to make a motion exempting the Planned Industrial Parks, as recommended by the LVPC. Public Comment-Chris Callie stated that the BOS is planning a meeting with the neighboring communities. There was a discussion on the capacity of Portland's system. They have the capacity. MOTION by Commissioner Klein to take out the reference exempting the Industrial Park from our Ordinances. There was a discussion on the traffic and the expense of road maintenance. The traffic will depend on the type of businesses coming in. Public Comment-Fred Clark suggests finding a way to find a middle ground. There was no second to Commissioner Klein's motion, motion dies. Commissioner Potter asked Engineer Coyle what the current restrictions are on setbacks. Engineer Coyle responded that the setbacks do not pertain to this. Engineer Coyle stated that this codification does not revise the SALDO. Engineer Coyle stated that they can certainly make a recommendation to the BOS revisit the Text Amendment. Solicitor Karasek stated that if they were to make that recommendation, it would not serve their purpose because all the RPL plans have gotten preliminary approvals on all their lot, which is good for five years. Commissioner Teel stated that we can accomplish more if we work with the developer and find common ground. MOTION by Commissioner Teel to recommend the Code Adoption Ordinance to the BOS, seconded by Commissioner Sarisky. Vote: 4-0.

## **VIII. ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 7:50 pm, seconded by Commissioner Sarisky. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary