



Upper Mount Bethel Township

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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, APRIL 16, 2025 – 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 Crane, Commissioner Sarisky, Township Solicitor Karasek, Township Engineer Coyle and Recording Secretary Cindy Beck. Commissioner Klein was absent.

Public Comment

Charles Baltic, Laurel Hill Rd., commented on the Plan Slate Belt, giving away our autonomy. The Township could be entering into unknown Township obligations and unknown/potential liabilities. The Planning Commission and Zoning Hearing Board could potentially be giving away their ability to make their judgements. Charles commented on the two members of the Steering Committee, Supervisor Friedman and Judy Henckel, who have been sanctioned by the PA State Ethics Commission.

Supervisor Erler stated that he has been opposed to the Plan Slate Belt from the beginning. Any project that is submitted to the Township, Plan Slate Belt will have to review it and could possibly delay the project. Solicitor Karasek stated that this is all new ground for the Townships and Boroughs. The Township has a comprehensive plan, we can use the plan and not enter into the Implementation Plan Agreement. Supervisor Erler stated that he is not certain how the vote would go if he were to put it out there. He would like to this out for a referendum, letting the people decide. Charles stated that Supervisor Friedman and Judy Henckel failed to tell the other members of the Plan Slate Belt that our BOS voted to table the agreement indefinitely.

Lisa Pektor commented on the Implementation Plan Agreement, which the BOS did not have when they voted on and approved to join Plan Slate Belt Multi-Municipal Plan. Commissioner Teel would like to have a Special Meeting on the Plan Slate Belt, on Friday, 4/25 at 7pm.

II.

APPROVE THE MINUTES

- a. March 19, 2025-**MOTION** by Commissioner Potter to approve March 19, 2025, Meeting Minutes, seconded by Commissioner Crane. Vote: 4-0.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Crane to table, seconded by Commissioner Teel. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 23, 2025

IV.

LAND DEVELOPMENT

- a. Lamtec Corporation Building Addition Project-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
 - Resubmission-May 29, 2024
 - Submitted on February 20, 2024
 - Official Action Expires on August 29, 2025
- b. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan-Matt Evans gave an update on the plan. Waivers have been granted by the Board of Supervisors. As part of Engineer Coyle's review letter, a few comments had to be addressed, the most significant item is stormwater, additional test pits were dug and were not favorable, so he will continue to dig additional test pits. LVPC letter has not been received on the stormwater. Commissioner Potter asked about underground basins.
MOTION by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
 - Resubmission January 29, 2025
 - Submitted May 20, 2024
 - LVPC Letter Received on June 24, 2024
 - Official Action Expires on June 23, 2025
- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 23, 2025
- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 23, 2025
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 23, 2025

- f. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.
 - Submitted on September 18, 2023
 - Official Action Expires on June 23, 2025

V.

DISCUSSION

Text Amendment

Commissioner Teel stated that the applicant is good with the Text Amendment, there is no issue with sound. Commissioner Crane about fencing. Commissioner Klein emailed a few comments, water, sound, back-up generators, electrical fires, special emergency planning. Commissioner Potter asked about the size of the accessory building, emergency time uses, fencing, sidewalks (Engineer Coyle stated no sidewalks are needed), there was a discussion on the heights of the buildings. **MOTION** by Commissioner Potter to recommend removing from Section 6.1301, “for the purpose of the minimum distance between buildings, data center equipment and un-occupied data center accessory structures shall be deemed as auxiliary buildings that are not subject to the 25-foot set back between buildings”, seconded by Commissioner Teel. Vote: 4-0.

6.1311.A. 2) Section 307.12, “the Township may, (this should be shall) require as a condition of approval that the applicant cause to be recorded a final as built data center campus master plan”. **MOTION** by Commissioner Potter to recommend changing the word “may” to shall, seconded by Commissioner Sarisky. Vote: 4-0.

MOTION by Commissioner Teel, with their recommendations, to move this on to the Board of Supervisors, a favorable recommendation, seconded by Commissioner Potter. Vote: 4-0.

VI.

SITE/SKETCH PLAN-None

VII.

ADJOURNMENT

MOTION by Commissioner Teel to adjourn the meeting at 7:45 pm, seconded by Commissioner Crane. Vote: 4-0.