



**Upper Mount Bethel Township**

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UPPER MOUNT BETHEL TOWNSHIP  
PLANNING COMMISSION SPECIAL MEETING MINUTES  
FRIDAY, APRIL 25, 2025 – 7:00 PM

**I.**

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

The Pledge of Allegiance was recited.

In attendance were Commissioner Teel, Commissioner Potter, Commissioner Sarisky, Commissioner Klein, Township Solicitor Karasek, and Recording Secretary Cindy Beck. Commissioner Crane arrived at 7:05 pm.

**II. Discussion on Plan Slate Belt**

Public Comment

Charles Baltic, Laurel Hill Rd., commented on the Plan Slate Belt, the enforcement, and the rights/responsibilities of the Implementation Agreement. This could potentially create legal liabilities for the Township. The steering committee has not explained the enforcement details of the agreement and Charles also noted that there should be another member on the steering committee. Charles suggests that the Township withdraw from the Plan Slate Belt, or let the citizens decide. Commissioner Teel recalls that the Planning Commission was asked if a commissioner would sit on the steering committee. No one from the Planning Commission wanted to be on the steering committee. Commissioner Sarisky asked to hear the benefits of being a part of the Plan Slate Belt.

Dave Friedman, Gap View Lane, stated that the LVPC recommended having a Planning Commission member on the Steering Committee. Steering Committee meetings are open to the public.

Commissioner Klein asked what is the process to resolve disagreements? Judy Henckel stated that they have not gotten to the enforcement part yet. Working together is a benefit, it's a give and take. Commissioner Potter commented on why the work hasn't been finished yet, why sign the agreement. Commissioner Teel stated that if we don't have to do anything, why are we a part of it. Jon Erler stated that it does state in the Multi-Municipal plan that any proposed building over a certain square footage amount would have to go to the Plan Slate Belt Board for their comment and there is not a time-frame

for them to comment, possibly delaying a project. Commissioner Crane asked what are the benefits? Judy stated that one of the benefits is getting grants, the state recognizes townships working together. Jon Erler stated that he sees a few benefits, shared zoning, more cooperation/communication between the towns, but the downsides outweigh the pros/benefits. We do keep our Planning Commission and Zoning Hearing Board, but it still has to go through Plan Slate Belt, increasing the process. Commissioner Teel expressed his concerns about delaying projects. Charles Baltic discussed the process outlined in the plan. What is the urgency. Ron Angle stated that Becky Bradley is trying to organize the Slate Belt, so the LVPC has more control. There are no benefits, just a lot of risks. Judy Henckel stated that we control our own destiny. Charles Cole commented on the benefits, working with neighbors. Commissioner Teel asked Charles if there was any discussion or consideration on water/sewer on Rt. 611 during the drafting process of the water well ordinance. Charles stated that it was not part of the ordinance. It was for new water wells, getting the quantity/quality. Commissioner Potter stated that it is addressed in Act 537. Commissioner Teel stated that his main concern is the people that live here drinking their own wastewater. Ron Angle stated that the Plan Slate Belt will not help with any of those issues. Solicitor Karasek stated the BOS adopted the Plan, but have not signed the Implementation Agreement, it was tabled indefinitely. Commissioner Klein stated that the risks outweigh the benefits.

**MOTION** by Commissioner Klein that the Planning Commission does not recommend entering into the Implementation Agreement, seconded by Commissioner Crane. Vote: 5-0.

## **ADJOURNMENT**

**MOTION** by Commissioner Teel to adjourn the meeting at 8:00 pm, seconded by Commissioner Crane. Vote: 5-0.

Respectfully submitted by Cindy Beck-Recording Secretary