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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JULY 15, 2026 – 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, Township Solicitor Karasek, Township Engineer Coyle, and Recording Secretary, Cindy Beck. Commissioner Crane and Commissioner Sarisky were absent.

Public Comment

II.
APPROVE THE MINUTES

a. June 17, 2026-**MOTION** by Commissioner Potter to approve June 17 2026, Meeting Minutes, seconded by Commissioner Teel. Vote: 3-0.

III.
SUBDIVISIONS

a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
   -Submitted on September 18, 2023
   -Official Action Expires on September 16, 2026
b. The Land of Antonios Kotretsos Final Minor Subdivision-Engineer Coyle stated the only thing outstanding on this plan was the LVPC letter, which was received on June 22, 2026. Engineer Coyle stated this plan is in position for final conditional plan approval. Nick Kaylani, Keystone Consulting, stated they have addressed all of Engineer Coyle's comments in his June 15th review letter. Solicitor Karasek went over the agreement for conditional plan approval. Compliance with all conditions set forth in Engineer Coyle's review letter of June 15th. Fees-in-lieu for two (2) lots. Scale waiver was approved by Planning Commission last month. No other waiver requests. Engineer Coyle added the condition of a shared driveway access agreement

to be approved by Solicitor Karasek. The agreement was signed by the applicant's engineer. **MOTION** by Commissioner Klein to recommend Conditional Preliminary/Final Plan Approval, seconded by Commissioner Teel. Vote: 3-0. This plan will be placed on the BOS agenda for August 10th for approval.
-LVPC Review Letter Received-June 22, 2026
-Submitted on May 7, 2026
-Official Action expires on September 5, 2026

c. Lot Line Adjustment Plan-Bryan McAtee-Ryan Dentith, Stateline Engineering, stated that land is landlocked and needs access to his field. This property is enrolled in Farmland Preservation. There are no proposed buildings. Engineer Coyle discussed his review letter of July 13th. There are no waivers requested at this time. A driveway permit will be required. Solicitor Karasek went over the agreement for conditional plan approval. Compliance with all conditions set forth in Engineer Coyle's review letter of July 13th. An easement for right-of-way along Ridge Rd to be done. No fees-in-lieu. The agreement was signed by the applicant's engineer. **MOTION** by Commissioner Klein to recommend Conditional Preliminary/Final Plan Approval, seconded by Commissioner Potter. Vote: 3-0. This plan will be placed on the BOS agenda for August 10th for approval.
-LVPC Review Letter Received-July 8, 2026
-Submitted on June 15, 2026
-Official Action Expires on September 15, 2026

IV.

LAND DEVELOPMENT

a. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on September 16, 2026

b. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on September 16, 2026

c. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on September 16, 2026

d. River Pointe Logistics Center LLC-**Lot 6** Final LD Plan-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 3-0.
-Submitted on September 18, 2023
-Official Action Expires on September 16, 2026

V.
SKETCH PLAN

Bangor Area School District Waiver Request Letter-Solicitor Karasek stated that this was presented to the Commissions at the last PC meeting where they are looking to build a new field. The question was, is it Land Development? Solicitor Karasek discussed his findings. The intention is to convert an existing grass athletic field to a synthetic turf field as well as pave the gravel track and provide paved access for emergency vehicles and a concrete pad for their portable bleachers. No buildings are going to be constructed, no new roads, no major utilities, and only to be used for sports. Therefore, these improvements do not constitute Land Development. A grading plan, NPDES, and stormwater plans should be submitted. Justin Massie, Terraform Engineering, confirmed that adjoining property owners were notified that a request for interpretation that Land Development is not required, or in the event of an unfavorable interpretation, a waiver of Land Development would be submitted.
MOTION by Commissioner Klein recommends that this is not Land Development, however, they are still required to submit a grading plan, stormwater plan, and NPDES permit, seconded by Commissioner Potter. Vote: 3-0. This will be placed on the BOS agenda for August 10th for approval.

Discussion-Ray Higgins/All Aspects Change in Use

Commissioner Teel stated Ray Higgins is here tonight to discuss the change in use in one of his existing buildings and is looking for a recommendation from the Commissioners for the Zoning Hearing Board.
Ray presented a drawing to the Commissioners. There is a building in the back that was being used for storage and recently needed to use the building in the event of inclement weather when the pavilion was being used. What he didn't know was that this was a change in use. He would like to use it as an event center. The Commissioners have no problem with this and recommend the change in use to the Zoning Hearing Board. Solicitor Karasek will prepare a letter to be forwarded to the Zoning Hearing Board.

Commissioner Teel stated that with the possibility of Data Centers coming into the Township, there will be a lot questions and he would like to have the answers. Commissioner Teel would like to ask the Board of Supervisors to send a delegate to see an existing Data Center, as well as a Commissioner, to get a feel of the pros and cons.

VI.
ADJOURNMENT
MOTION by Commissioner Teel to adjourn the meeting at 7:55 pm, seconded by Commissioner Klein. Vote: 3-0.

Respectfully submitted by Cindy Beck-Recording Secretary