



Upper Mount Bethel Township
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UPPER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
WEDNESDAY, JUNE 19, 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 Crane, Commissioner Potter, Commissioner Klein, Township Engineer Coyle, Township Solicitor Karasek and Recording Secretary Cindy Beck. Commissioner Sarisky was absent.

Public Comment-None

II.

APPROVE THE MINUTES

- a. May 15, 2024, Meeting Minutes-**MOTION** by Commissioner Klein to approve the May 15, 2024, meeting minutes, seconded by Commissioner Potter. Vote: 3-0-1. Commissioner Teel abstained.

III.

SUBDIVISIONS

- a. River Pointe Logistics Center LLC-Final Subdivision Roadway & Infrastructure- **MOTION** by Commission Teel to table, seconded by Commissioner Crane. Vote: 4-0.
-Submitted on September 18, 2023
-Official Action Expires on August 27, 2024
- b. Ott/Race Minor Subdivision-**MOTION** by Commissioner Crane to table, seconded by Commissioner Potter. Vote: 4-0.
-Submitted-May 28, 2024
-Official Action Expires on September 17, 2024

IV.

LAND DEVELOPMENT

- a. Cloverleaf Saddle Club New Equestrian Facility Preliminary/Final LD Plan- Matt Evans, Engineer for Keystone Consulting Engineers, discussed the L/D Plan. Matt stated that they are not here tonight looking for any official action to be taken, they are here tonight to discuss Engineer Coyle's review

- letter. A zoning variance was granted by the ZHB to allow the proposed use of the facility. The plan is to propose an indoor equestrian arena, an outdoor warming-up/riding area, grass parking areas, on-lot well and septic. There was a discussion on Engineer Coyle's zoning comments 1) second access point, 2) slope percentages, 3) lighting. Engineer Coyle recommends reaching out to the Zoning Officer. There was a discussion on SALDO Waiver requests, which will need to be distributed to any neighboring property owners. There was a discussion on landscaping. **MOTION** by Commissioner Teel to table, seconded by Commissioner Crane. Vote: 4-0.
- Submitted May 20, 2024
 - Official Action Expires on September 17, 2024
- b. Lamtec Corporation Building Addition Project-Bernard Telatovich, Hanover Engineering, asked if there were any issues the Commissioners have with the plan. They received Zoning Variances and Special Exception for various items, the written opinion letter is pending. There is still outstanding stormwater and sewer issues. They would like to connect to Portland for sewer, they have water. There was a discussion on SALDO Waiver Requests. Rich Valone spoke briefly about the plan. They will be submitting a planning module. They already have a utility easement from Air Liquide up Demi Rd. They will provide a copy of the easement. Engineer recommends getting a will serve letter from Portland, send waiver requests letters out to adjoining property owners and add any items from the ZHB. **MOTION** by Commissioner Crane to table, seconded by Commissioner Klein. Vote: 4-0
- Re-Submission on May 29, 2024
 - Submitted on February 20, 2024
 - Official Action Expires on August 30, 2024
- c. River Pointe Logistics Center LLC-Final LD Plan Roadway & Infrastructure-**MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.
- Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024
- d. River Pointe Logistics Center LLC-**Lot 1**-Final LD Plan- **MOTION** by Commissioner Sarisky to table, seconded by Commissioner Potter. Vote: 4-0.
- Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024
- e. River Pointe Logistics Center LLC-**Lot 2**-Final LD Plan- **MOTION** by Commissioner Teel to table, seconded by Commissioner Potter. Vote: 4-0.
- Resubmission on March 27, 2024
 - Submitted on September 18, 2023
 - Official Action Expires on August 27, 2024
- f. River Pointe Logistics Center LLC-**Lot 6**-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 August 27, 2024

VI.
SITE/SKETCH PLAN-None

VII.
ADJOURNMENT

MOTION by Commissioner Teel to adjourn the meeting at 7:55 pm, seconded by Commissioner Crane. Vote: 4-0.

Respectfully submitted by Cindy Beck-Recording Secretary