

Approved

**LOWER MOUNT BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES TUESDAY, JULY 15, 2025 AT 6:30 P.M.**

CALL TO ORDER The July 15, 2025 meeting of the Lower Mount Bethel Township Planning Commission meeting was called to order by P. McInerney at 6:30 p.m. in person in person at 6984 S. Delaware Drive, Martins Creek, Pennsylvania, 18063 (formerly known as Centerfield School). Also in attendance were B. Rush, B. Kiefer, Bruce Smith, C. Briglia, Twp. Engineer, K. Biggs Sebia, Solicitor, Megan Hart, M. Mastrogiovanni, C. Cook and D. Ascani. The Pledge of Allegiance was recited.

APPROVE MINUTES – MAY 20, 2025. MOTION by B. Kiefer, second by B. Smith to approve the minutes. Vote: 4-0.

SUBDIVISIONS: None

OLD BUSINESS – None

NEW BUSINESS

1. Recommendation for appointment of New Planning Commission member Timothy Resh.

The Planning Commission tabled until the candidate can be present.

2. Sancel – 6423 Front Street, Bangor - Conditional Use Application - Short term rental. Sean Sancel was present and reviewed his letter with the PC. He explained they renovated the the old shed / building into a Victorian cottage. C. Briglia indicated the Zoning Officer's letter of July 15th is favorable, however the Engineering letter notes the following:

- A site plan shall be submitted to determine full compliance with ZO 27-1527. 1.A and 27-1503.1.A. The site plan shall be an engineered plan drawn to scale and should show compliance with area, width, coverage, yards, parking etc. The applicant shall provide a detailed description of the proposed conditional use in each of the applicable topics under ZO 27-1705.3.C.
- Water, sewage disposal, utilities, and other necessary services shall be available to adequately (separately) serve the existing dwelling and business operation. ZO 27-1705.10.H.
- The applicant shall address the parking needs of the proposed use in addition to those required dwelling and business operation. ZO 27-1705.10.H.

The Solicitor recommended that the Township not set a precedence and stick to the requirement that a site plan be submitted, and the submission is not acceptable with no site plan and if the Planning Commission recommends approval, the Board of Supervisors should not approve it. S. Sancel explained his hardship, this being his only way to bring in extra money. and asked that he be allowed to do his own measurements and site plan. C. Briglia noted this is to protect the Township and is required. B. Kiefer indicated it is now a living structure we would be setting a precedence if engineering plans are required. The Solicitor asked the applicant to give the Township a continuance to give time to submit a certified site plan. Public Comment by J. Pilyard – Joe mentioned his supports his neighbors Air B&B. There was discussion about the requirements being grandfathered before the new zoning ordinance was adopted in 2022. S. Sancel noted his dissatisfaction and commented this is overkill for this situation.

The Planning Commission recommended to follow the advice of the Township Engineer and Township Solicitor. This matter will be stayed until the application submits their site plan as required. The applicant has given the Township a 60-day continuance.

PUBLIC COMMENT - None.

ADJOURNMENT - The Planning Commission meeting was adjourned at 7:50 p.m.

Respectfully submitted, M. Mastrogiovanni – Planning Administrator
Lower Mount Bethel Township