

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

July 26, 2016

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:02 pm. Present were members Corey Houser, Lee Groff, Bill Straw, Betsy Bowman and George Shollenberger. Also present were Eugene Orlando Jr., Solicitor; Gary Kraft, Engineer; Robin Royer, Zoning Officer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Approval of Minutes

Corey Houser made a motion to approve minutes from June 28, 2016 meeting, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Eugene Orlando Jr.

LERTA – Eugene Orlando stated a LERTA has been asked for, it would be for the Vesper properties (Central Logistics Park and West Run). The Township is charged with establishing boundaries for a LERTA District. Planning Commission members discussed the area in question and received clarification of the terms (ten year LERTA and improvements would each get ten years as long as application was made prior to the expiration of the Ordinance ten years). Additionally it was stated it would be the Township and the County, the School District can participate if they choose. It was expressed that a couple members are personally not in favor of LERTA's but in the professional capacity that they are serving it has its place to bring in development; as evidenced by Berks Park 78. The Board of Supervisors is looking for input from the Planning Commission. Corey Houser made a motion to recommend to the Board of Supervisors they include the thirteen deteriorated parcels as stated by PIN's in the proposed Ordinance, seconded by Bill Straw. All agreed. Motion carried. Corey Houser made a motion recommending the Board of Supervisors adopt the Ordinance as proposed, seconded by Betsy Bowman. All agreed. Motion carried.

Horning's Market – Harvey Burkholder wanted to know where this file stands. Eugene Orlando stated he believes the titling of the Letters of Credit are complete, we are waiting for the Developers Improvement Agreement. Harvey Burkholder believes that is in the Township hands. Eugene Orlando recalls that had been finalized a while ago and sent back to the Horning's.

Engineer – Gary Kraft

Nothing at this time

Zoning Officer – Robin Royer

Robin Royer stated there will be three Zoning Hearings on August 10, 2016 at 7:00 pm for Little Mountain Concrete, Maine Drilling and Blasting and Yost.

Driveway 655 Frystown Rd – Robin Royer explained the property and the driveways. When she issued the zoning permit she put on there the existing driveway would need to be removed and grass

planted. The shorter driveway that is now at the new garage would need to be paved (requirement first 50 feet). David Alspaugh submitted a waiver request concerning not having to remove existing driveway because it would be expensive to remove the concrete and that it is the only way to access the rear portion of the property. Corey Houser made a motion recommending the Supervisors grant waiver so the existing driveway would not have to be removed, seconded by Lee Groff. All agreed. Motion carried.

Subdivisions

Concrete Safety Systems

Ed Nordahl went over the review letter by commenting on what was completed since the review. He is looking for a conditional final approval. There are truck turning movements that need to be reviewed, additionally ADA compliance will affect an existing building that should be shown on the plans. Bill Straw asked if we have a letter from the Bethel Township Municipal Authority stating Concrete Safety is not required to hook up to the line at this time. Jayne Seifrit stated we will have something from the Authority for the file. Corey Houser made a motion to have the Engineer review plan, seconded by Bill Straw. Eugene Orlando stated there are two choices at this time for the file. The Planning Commission can reject the plan for non-compliance of Kraft Engineering review letter or an Extension of Time could be asked for. Ed Nordahl provided an Extension Letter for thirty (30) days. Lee Groff made a motion to accept extension for 30 days, seconded by Corey Houser. All agreed. Motion carried.

Bill Straw suspended the meeting at 8:22 pm so the advertised LERTA Hearing could take place. Bill Straw reconvened the meeting at 8:34 pm.

New Subdivisions

David Kreider LDP

David Kreider stated the deed of merger in process. So the property will be on one deed, so they shifted the building from what the sketch plan showed. He stated it is a 42 foot x 400 breeder house. There will be 9700 hens and 1000 roosters. George Shollenberger made a motion to accept plan for review, seconded by Bill Straw. All agreed. Motion carried.

Unfinished Business

Comprehensive Plan – Jayne handed out the response letters; we received responses from Upper Tulpehocken, Tulpehocken and Wayne Townships. We also received a comment letter from Berks County Planning Commission. The Commission considered all the responses. Bill Straw made a motion recommending the Board of Supervisors authorize sending Tulpehocken Township a thank you letter for their comments and to let them know we considered their comments, seconded by Corey Houser. All agreed. Motion carried. Corey Houser made a motion to change the language in Section 9-6 to “Since the Township is proposed for continued Environmental Protection (conservation)land uses in that area,...”, seconded by Bill Straw. All agreed. Motion carried. It was recommended Jayne call Jamie Passon for clarification of response to section 8-4. Gary Kraft and Robin Royer will work together to address comments about Future Map and language in our Future Land use section. Steve Buck and Gary Silvi were present to ask the Planning Commission to consider making a portion of the Zimmerman parcel of land along Route 645 west of the wetlands, Industrial Commercial. On the Future

Land Use map it is proposed to go into the Neighborhood Commercial. It was agreed to continue the dialogue when it comes to implementing the changes to the map and zoning districts.

New Business

Public Comment

Adjournment

A motion was made by Corey Houser to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 9:08 p.m.

Respectfully Submitted

Jayne K Seifrit, Township Manager