

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

May 22, 2018

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:04 pm. Present were member Bill Straw, Betsy Bowman, Michael Orendo, Corey Houser, Lee Groff, Brian Bauer and George Shollenberger. Also present were Eugene Orlando Jr., Solicitor, Engineer Gary Kraft, Zoning Officer Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Cheryl and Carl Giorgio were present to tell of the issues on Old Route 22 on the Keeney property. They understand it might be going up for auction and they want to be sure the current activities can't be done under new ownership. Robin Royer stated she has a letter ready to go out to Mr. Keeney and the Auctioneer once the Township Solicitor checks over the language in the letter.

121 School Road – Driveway waiver is being requested so the first 50 feet of the driveway at the roadway doesn't need to be paved. The Planning Commission discussed the reason the requirement of paving was inserted in the Driveway Ordinance. They don't want to set a precedence of waiving requirements of the Driveway Ordinance. Bill Straw made a motion to deny waiver request, seconded by Betsy Bowman. All agreed. Motion carried.

Daub Road Project 400,000 square foot warehouse – A revised sketch plan was presented with the downsizing of the building. It was stated the Board of Supervisors is willing to look at closing a portion of Daub Road. It was discussed access needs to be provided for emergency vehicles.

Approval of Minutes

Brian Bauer made a motion to approve minutes from April 24, 2018, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Eugene Orlando Jr.

LERTA – Eugene Orlando explained the NorthPoint project is combining lots 5 and 7 from Berks Park 78 and including Klahr properties to make up their lot. Lot 7 and 5 are already included in a LERTA, but they would like to have the entire project in LERTA. Corey Houser made a motion recommending expanding the LERTA for Berks Park 78 to include the Klahr properties; that being the ones south of Martha Drive, west of 501 and north of Brown Rd, seconded by Brian Bauer. All agreed. Motion carried. Michael Orendo made a motion to recommend the amended LERTA to be approved by the the Board of Supervisors, seconded by Brian Bauer. All agreed. Motion carried.

Engineer – Gary Kraft

Nothing at this time

Zoning Officer – Robin Royer

Robin Royer stated she will address any questions from report.

Robin Royer stated she has received a response letter from Concrete Safety. They stated they will apply for permits for the 4 trailers and remove parking area.

Subdivisions

Dieffenbach

Corey Houser made a motion to approve final plan condition on all items being complied with on the Kraft Engineering letter dated May 16, 2018, seconded by Lee Groff. All agreed. Motion carried.

West Run

Brian Reisinger outlined the plan and the changes. He stated they have met with DEP and the Corp of Engineers. There needs to be an emergency access and it will most likely be to Deck Drive over wetlands. They are so close to having permits from DEP, they don't want to add the access point at this time. The access would be a locked gate and only for passenger vehicles and emergency vehicles. If the plans are not changed now there needs to be a trigger to have the access put in at some point. Brian Bauer made a motion recommending the emergency access be placed on plans with installation of the emergency access to be completed by the Developer either during or after improvement of Lot 1, seconded by Betsy Bowman. All agreed. Motion carried.

NorthPoint

Bill Straw made a motion to approve preliminary plan contingent on all items completed on Kraft Engineering review letter dated May 16, 2018, seconded by Corey Houser. All agreed. Motion carried.

New Subdivisions

Orlando Subdivision

Michael Orendo excused himself from the Planning Commission as he is one of the applicants on the plan.

DeVon Henne presented the plan and described how they would like to create the subdivision. They will probably need zoning relief. Lee Groff made a motion to accept for review, seconded by Corey Houser. All agreed. Motion carried

Unfinished Business

SALDO – nothing at this time

Act 209 revisions – Meeting June 26, 2018 at 6:00 pm.

Zoning Ordinance Amendments – Eugene Orlando stated he changed the validity paragraph and the repeal section. He also stated the verbiage “This version...” needs to be removed from the front sheet as this is the official version. The Planning Commission members did not take any further action.

New Business

Randy Behney reminded as the EMA he should be receiving plans so he can review. Jayne Seifrit will make sure he gets notification of a plan submittal.

Public Comment

none

Adjournment

A motion was made by George Shollenberger to adjourn the meeting, seconded by Corey Houser. All agreed. Motion carried. Meeting adjourned at 8:50 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary