

**Bethel Township
Board of Supervisors and Planning Commission
Joint Zoning Ordinance and Map Amendment Meeting
October 23, 2018**

The Bethel Township Joint meeting was called to order by Chairman Jake Meyer at 6:01 p.m. in the Bethel Township Meeting Room, Bethel PA.

Attending the meeting were Lee Groff, Michael Graby and Jacob Meyer, Bill Straw, Betsy Bowman and George Shollenberger. Also, in attendance were Solicitor Eugene Orlando Jr., Engineer Gary Kraft, Zoning Officer Robin Royer and Township Sec Treas. Jayne Seifrit.

Bill Straw summarized the process thus far. He stated discussion on properties/areas from the transcript ensued at earlier meetings and it was decided to go through the language in zoning districts to tweak, add, or remove language to address concerns, and hopefully aid in the protection of the entire township. Robin Royer and Gary Kraft looked at language changes to try to address issues mentioned at prior meetings and at the hearing. Attorney Mark Koch also provided draft language to aid in his clients (560 Schubert Rd) property. The following are the concerns and possible solutions or thoughts.

1. Concern: Possible high-density residential development within the R-Residential Zoning District based upon the draft ordinance

Action: Remove §620A.04. (and renumber accordingly)

2. Concern: Manufacturing use NE of the I-78 SR 419 Interchange will be non-conforming if the NC-Neighborhood Commercial District is added to that area.

Action: Add §530A.12 - Light Industrial
Renumber §530A.12 Accessory Uses to §530A.13.
Add a definition of "Light Industrial" to §308. as follows:

LIGHT INDUSTRIAL. Industrial activities which are carried out entirely within an enclosed building and involve no outdoor processes or outdoor storage of primary raw materials on parcels not exceeding five (5) acres including such uses as:

1. Manufacturing and processing
2. Scientific or industrial research, product development or engineering facilities
3. Printing, publishing, lithography and similar processes.

3. Concern: Best Truck will not be considered as a conforming use

Action: Modify §520A.22. as follows:

§520A.22. Motor Vehicle Filling Station, Motor Vehicle Sales & Service and Small Engine Equipment Repair business

4. Concern: Uncontrolled potential for additional warehouse sites under the proposed zoning

Comment: Based upon the draft zoning ordinance, the Musselman site, Petrucci site(s) between Court Street & Airport Road and the IC area west of Airport Road are the only potential additional warehouse areas not already actively in planning.

5. Concern: The proposed Residential Zoning of the Grimes Airport area will adversely impact the viability of the Airport.

Comment: Today, Grimes Airport is an existing non-conforming use which is not permitted in the AP zoning district. The following Action makes the Airport use a use permitted by Condition and provides restrictions to further protect the function of the airport.

Action: Add §631A.04. Airport Use

Add §660A. Airport Area Restriction

Within the established Runway Protection Zone and the Approach Zone of an airport, the permitted uses within the R-Residential Zoning District are limited to:

§620A.01 General Agriculture

§620A.07 Municipal Use

§620A.08 Forestry

6. Concern: The area west of the present IC zone on the northwest corner of the Camp Swatara Road / I-78 interchange is better suited to industrial use rather than residential.

Comment: The area is proposed to be R-Residential because based upon the mapping, there are already 20 residential lots within the area.

7. Concern: NC Neighborhood Commercial Zoning is not appropriate at interchanges. Those areas should remain IC-Industrial / Commercial to provide truck access to the highway.

Comment: While the typical NC use will not generate as much truck traffic as a typical IC use, NC uses will generate significantly more passenger vehicle trips. It is therefore also appropriate to have NC businesses within close proximity to the highway network as well.

Also, the change from IC to NC generally provides for smaller business type uses rather than warehouse uses which is one of the goals of the Township in creating the transitional zones.

The following was submitted by Mark Koch, Esquire on behalf of Clements.

AGRICULTURE. The raising and keeping of field, truck, or tree crops, and/or the raising and keeping of any member of the animal kingdom as a business enterprise. Kennels as defined herein are specifically excluded from the term Agriculture. The Township, for purposes of this Ordinance, recognizes the following three (3) types of agricultural land uses.

1. **General Agriculture.** The following activities shall be deemed General Agriculture for purposes of this Ordinance:

(a) The growing of crops, trees, nursery stock, flowers and other agricultural plants.

(b) The ownership, management, and/or raising of horses, cattle, pigs, sheep, goats, poultry, rabbits or similar animals, **except with respect to animal hospitals or large animal veterinary facilities**, subject to the following limitation:

(1) If the area available for use is less than five (5) contiguous acres, the animal units per acre shall not exceed .5.

(2) If the area available for use is five (5) contiguous acres or greater but less than twenty-five (25) contiguous acres, the animal units per acre shall not exceed 1.5.

(3) If the area available for use is twenty-five (25) contiguous acres or greater, the animal units per acres shall not exceed 2.00.

(c) Greenhouse operations where the total square footage of all greenhouses on the lot does not exceed 50,000 sq. ft. in growing area.

(d) The production of mushrooms is specifically excluded from the definition of General Agriculture.

(e) Aquaculture is specifically excluded from the definition of General Agriculture.

(f) Animal hospitals and large animal veterinary facilities,

(1) Operation open after hours of darkness shall be adequately lighted but in such a manner that no glare or light is directed toward adjacent properties or onto public streets. No unshielded lights shall be permitted. No lighting shall be utilized in such a manner to produce illumination greater than 0.5 foot-candles beyond the lot boundaries.

(2) Notwithstanding the provisions of section 644.02 of this Ordinance, the minimum lot size for animal hospital or large animal veterinary facilities, land uses shall be ten (10) acres.

(3) Area, yard coverage and height restrictions of section 640A shall apply except that existing fencing shall be permitted to remain in its existing location without complying with any otherwise applicable setbacks.

(4) Section 1033 shall not apply.

Jake Meyer stated he would like to hear from the public; questions concerns etc.

Fred Bowman stated he strongly objects to changing the properties he and his brothers own to NC from IC. He stated in 1983 they purchased a property in the IC district as an investment. 20 years ago, a property they own went from AP to IC. He read from the Township Zoning Ordinance the intent of the IC district. He believes the location of the family properties falls directly in the IC district. He does not want their investment to be devalued by changing to NC. Mike Graby still does not want to see the area (concern 5) changed to R. It should remain in the AP district. Angela Jordan is not in favor of more IC. Michael Yoder is concerned with property line issues. Michael Yoder stated when the neighbor's property was surveyed they determined the line to be 20 feet on his property. He was told to work with a surveyor and get it worked out. Bob Yeager (Best Trucks) agrees with the Bowman's and does not want it to be changed from IC to NC, fear of devaluing properties.

Bill Straw stated they have much to consider and the next step would be to agree on changes if any and recommend to the Board of Supervisors. Meeting date for November 19, 2018 at 6:00 pm. Lee Groff made a motion authorizing advertising the meeting for November 19, 2018 at 6:00 pm, seconded by Jake Meyer. All agreed. Motion carried.

Bill Straw made a motion to adjourn the meeting at 7:02 pm., seconded by George Shollenberger. Meeting adjourned.

Respectfully submitted,
Jayne K Seifrit
Township Secretary