

**BETHEL TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

January 22, 2019

The Bethel Township Planning Commission meeting was called to order by Jayne Seifrit at 7:01 pm. Present were members Betsy Bowman, Michael Orendo, George Shollenberger, Corey Houser, Lee Groff and Bill Straw. Also, present were Eugene Orlando Jr., Solicitor, Gary Kraft, Engineer, Zoning Officer, Robin Royer and Jayne Seifrit.

**Reorganization**

Jayne Seifrit asked for nomination for Chairman, Betsy Bowman nominated Bill Straw, seconded by Lee Groff. Michael Orendo made a motion to close nominations seconded by Betsy Bowman. Vote taken all agreed for Bill Straw as Chairman, motion carried.

Bill Straw asked for Vice Chairman nominations, Lee Groff nominated Brian Bauer, seconded by Michael Orendo, Bill Straw made a motion to close nominations seconded by Lee Groff. Vote taken all agreed. Motion carried.

Bill Straw made a motion to nominate Betsy Bowman as Secretary, seconded by George Shollenberger. Michael Orendo made a motion to close nomination, seconded by Lee Groff. Vote taken all agreed. Motion carried.

**Public Comment on Agenda–**

**Hearing of Visitors**

**Approval of Minutes**

George Shollenberger made a motion to approve minutes from December 17, 2018, seconded by Betsy Bowman. All agreed. Motion carried.

**Solicitor – Eugene Orlando**

Eugene Orlando stated the Township has received a letter to transfer a liquor license to Bethel Township for the Sheetz store. The hearing will be February 18, 2019 at 6:45 pm.

**Engineer – Gary Kraft**

Gary Kraft reminded the members about the letters received from Attorney Bucknum concerning validity of our Agriculture Preservation District zoning as it pertains to the state statutes. Gary Kraft, he stated the Board of Supervisors authorized the Solicitor, Zoning Officer and Engineer to look over current zoning and look into the stated statutes, to see if there are changes needed to our zoning. Gary Kraft handed out a draft document, he explained the first section is what Richmond Township has (after they went through same issue raised by Attorney Bucknum), second section is Bethel Township's current zoning and the last section is the Pennsylvania State Law pertaining to Agricultural Operations. The members were tasked to look over before next meeting to discuss and make recommendation to the Board of Supervisors. Bill Straw asked if everything could possibly be wrapped up in a meeting, not in an hour but a separate meeting. Eugene Orlando stated a special meeting could be called. It was

decided February 12, 2019 at 6:30 pm a special Joint Meeting would be convened for the Zoning/Map amendments.

**Zoning Officer – Robin Royer**

Robin Royer asked if there are any question on her report.

Robin Royer stated 8424 Lancaster Ave property owners want to have up to 6 units, she said she has spoken to them about applying for a Special Exception and a Variance. It would be February 13, 2019 if an application is received by the Township.

**Subdivisions**

**RAR2- Bethel Industrial LLC**

Greg Davis and Matt Shartrune were present to discuss plan. The response letter from Bohler Engineering were mainly will comply. They wanted to discuss item 4 pertaining to buffer and private fencing. They explained the chain link fence would be 6 feet high with privacy slates, and plantings. The northern area would have a retaining wall and a fence on top of that. The species of plants are specified on the plans. The western side is not residential. It was noted there aren't any plantings along the road frontage. The Planning Commission members expressed plantings would be desirable along the frontage. Gary Kraft noted planting in another section of the plan that could be relocated to the frontage. Discussion on item 15 concerning signage. The Traffic Engineer, John Wissner, reiterated there is not access from Court Street or to Court Street. They have a truck management plan and will be marked on the plan and signage notes will be on the plan. Signage is all directing truck traffic to Midway Road. Deferrals were asked for: Bill Straw made a motion recommending to the Board they not waive but defer Section 5.13.A for curbing, at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Corey Houser. All agreed. Motion carried. George Shollenberger made a motion recommending to the Board they not waive but defer Section 5.13.B for sidewalk at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried. Michael Orendo made a motion recommending to the Board they not waive but defer Section 5.13.C for street lighting at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Bill Straw. All agreed. Motion carried.

**Frystown School**

Ted Cromleigh gave an overview of plan and the purpose. Waiver and deferrals were asked for the following: Section 3.04 preliminary /final, Michael Orendo made a motion to recommend to the Board they waive Section 3.04 to allow plan to be reviewed as a preliminary/final, seconded by Corey Houser. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they not

waive but defer Section 5.13.A for curbing inside parking area, at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Michael Orendo. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they not waive but defer Section 5.20.A.12 relating to parking areas at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Bill Straw. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they not waive but defer Section 5.20.A.12 for buffer plantings for parking at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they not waive but defer Section 5.20.A.7 for lighting in parking area at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they not waive but defer Section 5.11.C.10 for improvements to road frontage along tract at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by George Shollenberger. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they not waive but defer Section 5.13.A for curbing, at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Lee Groff. All agreed. Motion carried. Michael Orendo made a motion recommending to the Board they not waive but defer Section 5.13.B for sidewalk at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by George Shollenberger. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they not waive but defer Section 5.13.C for street lighting at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Lee Groff. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they

waive Section 14.c from the Stormwater Management Ordinance for emergency spillway and freeboard, seconded by Betsy Bowman. All agreed. Motion carried. Lee Groff made a motion recommending to the Board they waive Section 14.d from the Stormwater Management Ordinance for berm freeboard, seconded by Betsy Bowman. All agreed. Motion carried. The Township received a letter asking to waive the Recreation Fee requirement. Lee Groff made a motion recommending to the Board they not waive the Recreation Fee requirement, seconded by Michael Orendo. All agreed. Motion carried. Corey Houser made a motion authorizing Betsy Bowman sign the DEP planning module, seconded by Bill Straw. All agreed. Motion carried.

### **Estate of Roy Reber Subdivision**

DeVon Henne stated the land is along I-78 and Midway Road. DeVon Henne and Eugene Orlando shared their discussion on the need to do a formal subdivision and not rely on I-78 as a natural divider. Discussion on lot size and if required to do a variance or annexation to existing lot and what are the lot size requirements. A waiver of plan scale was requested; Michael Orendo made a motion to waive requirements of section 4.02.C.5 plan scale, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw mad a motion authorizing Betsy Bowman sign Planning Waiver & Non-Building Declaration, seconded by Corey Houser. All agreed. Motion carried.

### **Bethel Business Park**

Dennis Reichel introduced the project, lot one would be for a warehouse, lot two would be four acres. Waivers/deferrals requested: Betsy Bowman made a motion to waive Section 4.03.C.5.a plan scale, seconded by Lee Groff. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they not waive but defer Section 5.13.A for curbing, at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Michael Orendo. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they not waive but defer Section 5.13.B for sidewalk along Camp Swatara Road at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried. Betsy Bowman made a motion recommending to the Board they not waive but defer Section 5.13.C for street lighting along Camp Swatara Road at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Corey Houser. All agreed. Motion carried.

### **Daub Road Warehouse**

Jim Vozar and Nicole Galio were present to discuss plan. It was stated there is access all around the building for emergency access. It was asked if they have all the properties needed to complete the plan. Jim Vozar stated there is a tentative verbal agreement. Donald Daub stated it is not a formal agreement at this time. Discussion on signage and what happens if trucks miss the entrance to the warehouse. There could be a turn around along Route 645. They will look into the possibility. Corey

Houser made a motion recommending to the Board they not waive but defer Section 5.13.A for curbing along Camp Swatara Road, at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried. George Shollenberger made a motion recommending to the Board they not waive but defer Section 5.13.B for sidewalk along Camp Swatara Road and Daub Rd at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they not waive but defer Section 5.13.C for street lighting along Camp Swatara Road and Daub Road at any time in the future upon the Township's written request, the owner and owner's heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Betsy Bowman. All agreed. Motion carried.

### **New Subdivisions**

#### **Unfinished Business**

SALDO – nothing at this time

Act 209 revisions – We are waiting for the Zoning/Map to be completed prior to moving forward in projecting the future land use assumptions for that report.

Zoning/Map Amendments – meeting set earlier February 12, 2019 at 6:30 pm

#### **New Business**

Planning Commission Annual Report – look over for action next month

Ethics forms – need back by May 1, 2019

#### **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 9:11 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary