

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

February 26, 2019

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:02 pm. Present were members Betsy Bowman, 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.

Public Comment on Agenda–

Hearing of Visitors

Approval of Minutes

Bill Straw state there is a typo stating he mad a motion when it should say Bill Straw made a motion... Corey Houser made a motion to approve minutes from January 22, 2019 with the correction, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Eugene Orlando

Eugene Orlando stated he has nothing other than the agenda items.

Engineer – Gary Kraft

Gary Kraft stated he has nothing other than the agenda items.

Zoning Officer – Robin Royer

Robin Royer asked if there are any questions 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. March 7, 2019 is when the hearing is scheduled at 7:00 pm.

Bill Straw asked if there are provisions in the Driveway Ordinance to cover the run off of steep driveways and repeated washouts onto the Township roadway. Robin Royer stated there are some. She will look at the driveway at 200 Dove Rd.

Subdivisions

NorthPoint

Corey Houser made a motion to accept extension letter until June 21, 2019, seconded by Lee Groff. All agreed. Motion carried.

RAR2- Bethel Industrial LLC

Bill Straw made a motion authorizing Betsy Bowman sign the 4A Planning Module, seconded by George Shollenberger. All agreed. Motion carried. Corey Houser made a motion to approve preliminary plan contingent on all items being completed on McCarthy Engineering letter dated February 4, 2019 and Kraft Engineering letter date February 21, 2019 and final plan, seconded by Betsy Bowman. All agreed. Motion carried.

Frystown School

Lee Groff made a motion to approve preliminary/final plan condition on all items complied with on Kraft Engineering letter dated February 21, 2019, seconded by Corey Houser. All agreed. Motion carried.

Estate of Roy Reber Subdivision

Corey Houser made a motion to accept extension letter until June 15, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

Bethel Business Park

Lee Groff made a motion to accept extension letter until June 15, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

Daub Road Warehouse

Bill Straw made a motion to accept extension letter until June 15, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

New Subdivisions

David Martin Poultry Operation

Bill Straw made a motion to accept the plan for review, seconded by George Shollenberger. All agreed. Motion carried. Lee Groff made a motion deferring reviews to Tulpehocken Township Planning Commission as improvements are in Tulpehocken Township and Bethel Township's final review and signing plan condition on Tulpehocken Township approvals, seconded by Corey Houser. All agreed. Motion carried.

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 for March 26, 2019 at 6:30 pm

Planning Commission Annual Report – Lee Groff made a motion to approve 2018 Annual Report, seconded by Betsy Bowman. All agreed. Motion carried.

Ethics forms – need back by May 1, 2019

New Business

Agriculture Security Area Program applications: Aaron and Edna Hoover have 22.42 acres in Bethel Township that is part of property in Tulpehocken Township. They would like the 22.42 acres to be included in the Agriculture Security Area Program. Bill Straw made a motion recommending to the Board of Supervisors to include 22.42 acres in the Agriculture Security Area pending Berks County Planning Commission favorable review, seconded by Corey Houser. All agreed. Motion carried. Jesse and Jessica Alspaugh have a 75.66-acre property on Bordner Road they would like included in the Agriculture Security Area Program. Bill Straw made a motion recommending to the Board of Supervisors to include the 75.66 acres in the Agriculture Security Area pending Berks County Planning Commission favorable review, seconded by Corey Houser.

Municipal Dinner – Invitations were part of the packets. Jayne Seifrit stated if anyone is interested in attending let her know.

Copy of members serving on various committees was handed out to members.

Public Comment

Thomas Hassler was present to discuss concerns he has with the RAR2 Bethel Warehouse plan. He stated his house is on the west side where they are not proposing any buffers. He would like to see fencing so their trash doesn't blow on his property. He stated where the spray irrigation is proposed it is already very wet and there are wetlands there. He doesn't want the water to come onto his property. Gary Kraft stated the developer has done the studies/testing and reports required for the development. Pennsylvania DEP received studies and reports. The Engineer for the developer, Matt Chartrand, stated the spray irrigation is rainwater from rooftop. It will be a controlled release over the period of 5 plus days for absorption onto a grassy area. Lisa Hassler was concerned about nitrates in the water. It was reiterated it is rain water. Matt Chartrand stated they will look at the location of Thomas Hassler's house and the buffer requirements.

Adjournment

A motion was made by Corey Houser to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 7:54 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary