

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

June 25, 2019

The Bethel Township Planning Commission meeting was called to order by Vice Chair Brian Bauer at 7:00 pm. Present were members Betsy Bowman, George Shollenberger, Lee Groff and Brian Bauer. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer, Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Approval of Minutes

George Shollenberger made a motion to approve minutes from May 28, 2019 joint meeting, seconded by Betsy Bowman. All agreed. Motion carried. Lee Groff made a motion to approve minutes from May 28, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price

Stephen Price stated the Deed of Dedication has been reviewed and documents will be completed soon. The discussion with Duke Realty ended with language going in documents if wear and tear on the road from construction the developer will repair the road.

Engineer – Jeffrey Steckbeck

Jeffrey Steckbeck stated he will look to be sure the information is correct for the description for the Deed of Dedication. Additionally, Jeff Steckbeck stated they had a meeting concerning lot 1 which is owned by Duke Realty. They have a plan showing one large building (1.2 million SF). They would like to divide building and property in half, and be complete by the end of August with the revised plan.

Jeff Steckbeck stated the inspections have been done for Musser and Boltz. He will be requesting release of Financial Security from the Board of Supervisors.

Jeff Steckbeck stated he and Robin Royer met about two weeks ago to go over the Zoning and Map.

Jeff Steckbeck stated he had gotten a telephone call from Robin Royer to confirm calculations for the Leonard Martin Poultry Operation plan.

Zoning Officer – Robin Royer

Robin Royer stated she would answer any question based on the report.

5603 Four Point Rd - Robin Royer stated the special exception was granted but the lot coverage variance requested was denied.

8391 Old Route 22 – Robin Royer stated she has posted the property for the Zoning Hearing on July 10, 2019 for the Use Variance. She will be posting for the Conditional Use hearing shortly.

124 and 200 Dove Road – Robin Royer stated they are both on waiting lists to be done.

Subdivisions

NorthPoint

Township received a letter from DEP confirming request to withdraw APS No. ID No. 970598.

David Martin Plan

Township received signed plans from Tulpehocken Township. They need to be approved by Bethel Township so they can be recorded. Lee Groff made a motion to approve signing the plans pending Steckbeck review and favorable recommendation, seconded by Betsy Bowman. All agreed. Motion carried.

Jeff Steckbeck reviewed plans and based on his review and no improvements being on the Bethel Township side, he recommended signing plans.

Leonard Martin Poultry Operation

Already spoke about the calculation of highly intensive agriculture possibility.

Duke Realty – Mike Davis

Mike Davis came into the meeting and showed plan for the West Run recorded plan as it is currently. He then showed a plan cutting the building in half, to be 615,000 sf and another building at 585,000 sf. One of the buildings would access by way of Central Blvd., while the other one would come off of the new section of Fort Motel Drive. They have a tenant for the one building, it is a tire distribution center. Buildings involving tires have many regulations to be followed when being built.

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 – not ready for a meeting date at this time

New Business

Public Comment

Adjournment

A motion was made by Betsy Bowman to adjourn the meeting, seconded by Lee Groff. All agreed. Motion carried. Meeting adjourned at 7:31 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary