

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

July 23, 2019

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:01 pm. Present were members Bill Straw, Corey Houser, Michael Orendo, 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

Brian Bauer made a motion to approve minutes from June 25, 2019, seconded by Lee Groff. All agreed. Motion carried.

Solicitor – Stephen Price

Stephen Price stated the Deed of Dedication documentation will be going to Attorney Steve Buck to review.

Engineer – Jeffrey Steckbeck

Office worked on in the month:

Jeff Steckbeck stated the Leonard Martin plan has zoning issues that have been identified and an extension of time is needed.

Jeffrey Steckbeck stated the Bethel Business Park needs the NPDES permit and that is not back yet.

Jeffrey Steckbeck stated the zoning/map revisions would be ready for a meeting; he believes that will be August.

Zoning Officer – Robin Royer

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

Robin Royer stated the Leonard Martin Plan is waiting for Agriculture amendments to Zoning Ordinance. Bill Straw stated he thought the plan would be tied to whatever the zoning is when application was submitted. Jeffrey Steckbeck stated a withdraw would be needed.

Brian Bauer stated 491 Frystown Rd is cleaning up some.

Subdivisions

RAR2 Bethel Industrial

Received DEP approval letter

Reber Estate

Brian Bauer made a motion to accept extension until November 26, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

Bethel Business Park

Brian Bauer made a motion to accept extension until October 25, 2019, seconded by Lee Groff. All agreed. Motion carried. Dennis Reichel stated he just received the engineers review letter. He would like to point out review numbers 10 and 11. Jeffrey Steckbeck stated the cart way requirements and what is proposed. He suggests a meeting with Penn DOT, Road Master and HRG to look at widening if desired.

Daub Road Warehouse

James Vozar was present to show the new configuration of the building and it being all on the south side of Daub Road. All vehicles would be coming into the site via 645. There are dimming LED lights proposed and an emergency gate coming in from Daub Road. Mike Graby stated he believes paving of Daub Road to emergency gate should be done by developer.

Leonard Martin Poultry Operation

Robin Royer stated the soils where they would like to place the poultry houses are within prime soils area; she noted the type of prime soil is not the most productive. As stated, earlier zoning relief will be needed. Brian Bauer made a motion to accept extension until November 24, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

New Subdivisions

Adam Martin Poultry Operation

Adam Martin stated the plan adds an additional poultry house to the property. It would house broiler chickens. It was asked if there is a limit to structures on a property. Robin Royer stated there is a limit to impervious area. Brian Bauer made a motion to accept plan for review, seconded by Bill Straw. All agreed. Motion carried.

L S Bio-Char

Robin Royer gave a brief overview of the plan. They would take animal waste and run it into an incinerator and end up with usable charcoal. They would like to start small, potential to grow larger. There would be a cap on number of trucks to property. Lee Groff made a motion to accept plan for review, seconded by Brian Bauer. All agreed. Motion carried.

Lot 1 West Run

Dennis Reichel was present to introduce the change proposed for lot 1 of the recorded West Run plan. They would like to build two smaller buildings instead of the one large 1.2 million sf building. Mike Orendo made a motion to accept plan for review, seconded by Bill Straw. All agreed. Motion carried.

MAIT Bethel Storage Area Plan

George Shollenberger made a motion to accept plan for review, seconded by Bill Straw. 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 for August 27, 2019 at 6:00 pm.

New Business

Public Comment

Larry Schmehl stated he believes we should be looking for the widest streets we can get when these plans are coming in.

Larry Schmehl asked for the location of the Bio-Char facility, it was stated 203 Kline Road.

Larry Schmehl stated there needs to be something in place for the fly situation, complaining about number of flies. Robin Royer stated there are regulations in place. She also has a very good contact.

Steve Burkhart stated he does not believe we should be giving variances, waivers etc. It should not be easy. David Peters agreed.

Adjournment

A motion was made by Brian Bauer to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 8:01 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary