September 24, 2019

The Bethel Township Planning Commission meeting was called to order by Chairman Bill Straw at 7:02 pm. Present were members Bill Straw, Corey Houser, Betsy Bowman, George Shollenberger. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer Robin Royer and Jayne Seifrit.

Public Comment on Agenda –

Hearing of Visitors
Robert Wolf was present to request a waiver of land development. He explained he would like to erect an ag building for storage of equipment and hay storage on his property along Hickory Drive. The building will be 7500 square feet. The Planning Commission members looked at a plan of the property and location of proposed building. It was determined land development was not required.

Approval of Minutes
Corey Houser made a motion to approve minutes from Joint Meeting on Zoning on August 27, 2019, seconded by Betsy Bowman. All agreed. Motion carried. George Shollenberger made a motion to approve minutes from August 27, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price
Nothing at this time

Engineer – Jeffrey Steckbeck
Jeff Steckbeck stated the plans they have worked on since last month, but noted they are listed on the agenda later.

Zoning Officer – Robin Royer
Robin Royer stated she will address any question from the report.
491 Frystown Rd – Robin Royer stated she sent a letter to owner.

Subdivisions
Daub Rod Warehouse
Nicole Galio stated the items discussed at last meeting were placed on the plans and revised plans were sent. She asked for preliminary plan approval. Bill Straw made a motion to approve preliminary plan approval conditioned on all items being complied with on review letter of September 24, 2019 from Steckbeck Engineering and Surveying Inc., seconded by Corey Houser. All agreed. Motion carried.
Leonard Martin Poultry Operation

Waivers/deferrals requested: Bill Straw made a motion recommending to the Board they waive Section 4.02.C.2.a location of all control points, seconded by Corey Houser. All agreed. Motion carried. Corey Houser made a motion to waive Section 4.03.C.5.a plan scale, seconded by George Shollenberger. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they waive Section 4.03.E.4 boundary, 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.a additional right of way, 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 5.11.C.10.b road improvements for 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 5.13.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 George Shollenberger. All agreed. Motion carried. Corey Houser 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 Bill Straw. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they waive Section 4.03.c.5.a preliminary/final seconded by Corey Houser. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they waive Section 4.02.C.3.c sewage facility requirement, seconded by Betsy Bowman. All agreed. Motion carried. Betsy Bowman made a motion recommending to the Board they waive Section 5.20 required parking spaces, seconded by George Shollenberger. All agreed. Motion carried.

Adam Martin Poultry

Waivers/deferrals requested: Betsy Bowman made a motion recommending to the Board they waive Section 4.03.c.5.a preliminary/final seconded by George Shollenberger. All agreed. Motion carried. Bill Straw made a motion recommending to the Board they waive Section 4.03.C.3.b plan scale, seconded by Corey Houser. 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 Betsy Bowman. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they not waive but defer
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L. S. Bio Char

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MAIT Bethel Storage Area Plan

Corey Houser made a motion recommending to the Board they accept extension letter to December 31, 2019, seconded by Betsy Bowman. All agreed. Motion carried.

New Subdivisions

Wolfe Lot Line Adjustment

DeVon Henne was present to introduce the plan. He explained the four lots are owned by the Wolfe’s and over the year’s driveways have crossed over properties (remaining within the four). He explained it will clean up lot lines and avoid issues if and when properties are sold. Bill Straw made a motion to accept plan for review, seconded by Betsy Bowman. All agreed. Motion carried.
**David Martin Subdivision**

Jayne Seifrit stated David Martin Subdivision plan is mostly within Tulpehocken Township. We have seen the plan as it related to the poultry land development plan. Bethel Township Planning Commission is 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.

**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 – Corey Houser made a motion to recommend to the Board of Supervisors the changes to the map and ordinance as they were received after the August 27, 2019 joint meeting, seconded by George Shollenberger. All agreed. Motion carried.

**New Business**

**Public Comment**

Herbert Zechman stated he was asked at a previous meeting about flag lots and why Bethel Township did not allow anymore. He stated he thought about it and wanted to share; at one time there was a run of developers purchasing land in the township and they were subdividing lots to get as many out of a parcel as they could and then selling off the lots. So farm land was being split to create as many lots as possible. Flag lots were allowing more lots. It was also stated back then and is still true today the narrow paths are more difficult to get emergency vehicle through. Each development is like a small community within the township. Herbert Zechman gave examples of where this was done along Old Route 22. Also, he stated the Blatt property along 501 is an example of where it was worked out to allow for a lot to be subdivided. Herbert Zechman stated he is opposed to flag lots.

Larry Schmehl is still concerned about wet lands encroachment or use for parking at 550 Brown Rd. Also, he noted the driveways are not being used as they were designed on the land development plan. Robin Royer stated the Board of Supervisors may address at their meeting.

Bill Straw asked the commission members if they wanted to amend/modify their recommendation to the Board in light of the information provided by Herbert Zechman. Bill Straw made a motion to modify recommendation to the Board of Supervisors they remove the flag lot language from the ordinance, with all other changes to remain, seconded by Corey Houser. All agreed. Motion carried.

**Adjournment**

A motion was made by Corey Houser to adjourn the meeting, seconded by Bill Straw. All agreed. Motion carried. Meeting adjourned at 8:45pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary