January 14, 2020

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, Sheldon Martin, Lisa Hassler and Bill Straw. Also, present were Jeffrey Steckbeck, Engineer, Zoning Officer, Robin Royer and Jayne Seifrit.

Reorganization

Jayne Seifrit asked for nomination for Chairman, Corey Houser nominated Bill Straw, seconded by Michael Orendo. All agreed. Motion carried.

Bill Straw asked for Vice Chairman nominations, Betsy Bowman nominated Corey Houser, seconded by Michael Orendo. All agreed. Motion carried.

Corey Houser made a motion to nominate Betsy Bowman as Secretary, seconded by Bill Straw. All agreed. Motion carried.

Public Comment on Agenda–

Hearing of Visitors

Approval of Minutes

Corey Houser made a motion to approve minutes from November 18, 2019, seconded by Betsy Bowman. All agreed. Motion carried. There were not minutes for December 16, 2019 as there was not a quorum. A note will be placed in the minute book.

Solicitor – Stephen Price

Not in attendance

Engineer – Jeffrey Steckbeck

Jeffrey Steckbeck stated he will comment on items as they come up on the agenda.

Zoning Officer – Robin Royer

Robin Royer asked if there are any question on her report.
Lisa Hassler asked about Adam Martin project. Robin Royer stated the zoning needs to be solved before it can be approved, it is on the plan for proposed zoning changes.

Subdivisions

RAR2- Bethel Industrial LLC

Jayne Seifrit stated there is a letter from Berks County Conservation District. Jeffrey Steckbeck stated they are having a meeting on Friday January 17, 2020 to discuss plan.
Bethel Business Park

Jeffrey Steckbeck stated they received a letter from DEP and will be continuing to work through those comments.

Wolfe Lot Line Adjustment

Jeffry Steckbeck stated this plan does not require any changes per review letters from the Berks County Planning Commission, Zoning Officer and his review. Jeffrey Steckbeck recommends action to approve the plan. George Shollenberger made a motion to approve Wolfe Lot Line Adjustment Plan dated September 4, 2019 and based on SESI letter dated January 14, 2020, seconded by Michael Orendo. 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.

New Business

   Ethics forms – need back by May 1, 2020

Public Comment

   Betty Martin stated she attended the Zoning Hearing that was held December 16, 2019. She is here asking the Planning Commission members to review further the zoning map and ask the Board of Supervisors to further review also. Betty Martin pointed out several inconsistencies with the Comprehensive Plan and the zoning map as amended and proposed. She read excerpts from the Comp. Plan and minutes from joint meetings to show inconsistencies, section 10.2 minutes from August, October, November of 2018. Also, minutes from February and May of 2019 were highlighted. There seems to be a loss of focus on what is best for the community. Betty Martin also pointed out she has not been actively at each meeting but stated Steve Burkhart, Larry Schmehl and Linda Marks were present speaking against additional warehouses in the community in question. Again, she asked to have the PC speak to the Board of Supervisors for them to continue the hearing so the original focus can be discussed. At some point it went from no warehouses to adding more Bowman land to create a warehouse site. Bill Straw explained the process. Judy Apgar read some of the uses allowed if the property would be industrial commercial. There are traffic and water issues also. Bill Straw made a motion recommending the Board of Supervisors continue the hearing so there would be time for a re-review of the map in relation to Comp Plan and original focus, seconded by Michael Orendo. Discussion ensued. Vote taken, Bill Straw, George Shollenberger, Sheldon Martin and Michael Orendo voted in favor of re-review, Lisa Hassler, Betsy Bowman and Corey Houser voted against. Part of the issue was solicitor not present to give guidance on legality.

   Thomas Hassler stated he is asking the Planning Commission not to vote on anything for RAR2 plan as he has gotten an attorney.

   Steve Burkhart stated he hopes the Board of Supervisors would reconsider the expansion of the IC at the Bowman property. He is in favor of keeping the properties in IC as they are, just not expanding it to include other Bowman properties.
Lisa Hassler stated they moved here twenty-five (25) years ago from a community that was going through what Bethel is going through now. She asked those opposing the expansion of IC at the Bowman properties if they would be ok with intensive agriculture?

**Adjournment**

A motion was made by Corey Houser to adjourn the meeting, seconded by Lisa Hassler. All agreed. Motion carried. Meeting adjourned at 7:50 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary