February 11, 2020

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:28 pm. Present were members Betsy Bowman, Michael Orendo, George Shollenberger, Corey Houser, Sheldon Martin, Lisa Hassler and Bill Straw. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer, Paul Labe III (in for Robin Royer) and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Helena – Brian Rohland presented a site plan for the Planning Commission to review. Brian Rohland explained the concrete pad is existing and they would like to build a building over the concrete pad to house the tanks to keep the weather off of them. At this point in time the water needs to be pumped away currently. The building would be about 70 feet by 102 feet and 31 feet high. The overall area without the turnaround would be less than 10,000 sf, storm water would not have to be addresses. If they keep the turnaround area, they would need to comply with SWM Ordinance. Brian Rohland stated they are prepared to remove the turn around. Corey Houser made a motion recommending Zoning Office complete zoning with the circle (turnaround) being removed, seconded by Betsy Bowman. All agreed. Motion carried.

Approval of Minutes

Corey Houser made a motion to approve minutes from January 14, 2020, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price

Stephen Price stated he has received letters from Attorney Susan Bucknum concerning the Leonard Martin and Adam Martin plans. Stephen Price stated our zoning ordinance is not in compliance with the state ACRE law and we are correcting it presently, it is not completed and passed. The plans will conform to the zoning ordinance once the Township adopts the correct language as it pertains to agriculture. Stephen Price recommends the Leonard Martin and Adam Martin plans move forward.

Engineer – Jeffrey Steckbeck

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

Zoning Officer – Paul Labe III

Paul Labe asked if there are any questions on Robin Royer’s report. Corey Houser stated there is an apartment also at 429 Frystown Rd.
Subdivisions

RAR2- Bethel Industrial LLC

Gregory Davis stated they have submitted a final plan and are asking for final approval with conditions. Thomas Hassler asked it not be approved at this time so his attorney Alan Shollenberger would have an opportunity to review and respond. Gregory Davis stated the 30-day time from preliminary plan has expired long ago, as the plan received preliminary approval almost a year ago. Lisa Hassler had a comment and was asked by Bill Straw if she was asking as Thomas Hassler’s mother or as a planning commission member. Lisa Hassler removed herself from the Planning Board for the balance of the discussion of the plan. Thomas Hassler and Lisa Hassler’s concerns are the house is not showing on the plan, safe water and where is the stormwater going so it doesn’t affect the Hassler property. It was explained they have been following the ordinances of the Township and have submitted to DEP. The filing of the plan was September 2018 with it being accepted October 2018. Thomas Hassler’s single-family dwelling permit was issued October 2017. The Engineer, Mr. Chartrand, stated they are also using the water at their facility. They are not obligated to survey neighboring properties. Bill Straw asked the Township Solicitor and Engineer is there is anything that should give the Planning Commission pause. Stephen Price explained to the Commission where they are at this time. Jeffrey Steckbeck stated the MPC states the review needs to be done within 90 days, they asked for one in very short notice. He was able to complete the review earlier in the day (4:00 pm). The Hassler’s stated there are several issues, they would like for the Commission to wait until next month so it can be looked at further. No action was taken on the request for final conditional approval.

Reber

Corey Houser made a motion to accept extension letter until May 12, 2020, seconded by Bill Straw. All agreed. Motion carried.

Leonard Martin

Jeffrey Steckbeck summarized the plan and reiterated the statement from Stephen Price’s report. Bill Straw made a motion to approve final plan with conditions it complies with all items on SESI letter dated February 11, 2020, seconded by Corey Houser. All agreed. Motion carried.

Adam Martin

Jeffrey Steckbeck summarized the plan and reiterated the statement from Stephen Price’s report. Corey Houser made a motion to approve final plan with conditions it complies with all items on SESI letter dated February 11, 2020, seconded by Lisa Hassler. All agreed. Motion carried.

Bethel MAIT

Bill Straw made a motion to accept extension letter until June 30, 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.

Ethics forms – need back by May 1, 2020

New Business

Annual Report – members will look over for action next month.

Public Comment

Thomas Hassler thanked the members for the additional time.

Roman Bontrager stated there are a lot of Amish children on Deck Dr (Amish School on Deck Dr.) and the traffic is flying. There is not anything posted or signs warning about children; he is afraid there will be a tragedy; something needs to be done. Planning Commission members listened but ultimately the Board of Supervisors has the authority.

Larry Schmehl asked about the littering ordinance. Stephen Price stated next Monday.

Adjournment

A motion was made by Corey Houser and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:28 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary