The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:20 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, Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Approval of Minutes

Betsy Bowman made a motion to approve joint meeting minutes from February 11, 2020, seconded by Michael Orendo. All agreed. Motion carried. Corey Houser made a motion to approve minutes from February 11, 2020, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price

Nothing at this time

Engineer – Jeffrey Steckbeck

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

Zoning Officer – Robin Royer

Robin Royer stated 429 Frystown Road has applied for a permit for a bakery coffee shop. She denied originally for lack of off-street parking detail. She got additional information concerning parking, approved plan then denied due to an apartment also in building, making it three uses (apartment, gym equipment and bakery coffee shop), ordinance only allows two. They will file a zoning board application for a special exception.

Subdivisions

NorthPoint

Eric Watts and Dan Zuk were present to give an update on the plan. They stated the parking has been reduced, building the same. They look to have a plan submitted next week. Don Zuk stated they have submitted to DEP for chapter 102 and 105. E and S has been submitted and information to the Corp of Engineers. Eric Watts stated they would like to start late July 2020 and be completed April 2021. George Shollenberger made a motion to accept extension until June 15, 2020, seconded by Michael Orendo. All agreed. Motion carried.

RAR2- Bethel Industrial LLC

Greg Davis stated they had a meeting scheduled with the RAR2 team and the Attorney for Thomas Hassler for March 2, 2020, it got cancelled. Lisa Hassler left the commission seat to sit in the audience for this plan. Lisa Hassler stated they hired an engineer and then read excerpts from the Township ordinances. Lisa Hassler stated they want addressed the fencing for the eastern and northern
areas of the property, for the project not to affect sewer with additional water, testing of well water and liners for the basins. It was stated the fencing/buffer along the eastern property line is not a problem. The northern area is wetlands and they will not be disturbing the wetlands. Jeffrey Steckbeck stated he was waiting for information from the Hassler’s professional to address, he did not receive anything to date. Jeffrey Steckbeck did state DEP is reviewing submissions and will determine if a liner will be needed. He stated liners are not preferred for all development. Jeffrey Steckbeck stated the lighting has been reviewed by the Zoning Officer for compliance to the Ordinance. Jeffrey Steckbeck also noted the Board of Supervisors would like concrete at driveways and on road at ingress and egresses. RAR2 has agreed to provide screening/buffer at the eastern area and concrete where requested by the Board of Supervisors, and have been added to the SESI review letter dated February 11, 2020 as comment 11 and 12 respectively. They asked for conditional approval. Mike Graby stated Penn DOT asked that the plan not be approved until the closing of Court Street can be reviewed. It was stated the Planning Commission can act now; the BOS can wait until Penn DOT communication. George Shollenberger made a motion to approve final plan condition on all items being complied with on SESI review letter dated February 11, 2020 and addition of comments 11 and 12, seconded by Betsy Bowman. All planning commission members agreed but Lisa Hassler as she recused herself for this plan. Motion carried.

Reber

Jeffrey Steckbeck stated this plan is waiting for the zoning to be completed.

Bethel Business Park

Bill Straw made a motion to accept extension letter until July 1, 2020, seconded by Corey Houser. All agreed. Motion carried.

New Subdivisions

H Frederick Bowman, Gerald and Linda Bowman and Bowman Farm Enterprises Plan

George Shollenberger made a motion to accept plan for review, seconded by Sheldon Martin. 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.

Ethics forms – need back by May 1, 202

Leonard Martin and Adam Martin plans to be signed.

Annual Report – Betsy Bowman made a motion to approve annual report for 2019, seconded by Corey Houser. All agreed. Motion carried.

New Business

Michael Orendo is wondering about the use of a log building at 1000 Airport Rd, there are lights on in the evenings.

Public Comment

Steve Burkhart stated the Daub Road area needs to have a traffic study done as it will be very congested with the proposed developments. He is also concerned with the wetlands; they need to be
aware of distance to stay away from wetlands. Steve Burkhart is also concerned with water, he stated it could be an issue when the warehouses pull from the same aquifers.

Larry Schmehl asked about the letter ordinance. Stephen Price stated it will be on the Board of Supervisors agenda Monday night.

**Adjournment**

A motion was made by Corey Houser and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:13 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary