May 12, 2020

The Bethel Township Planning Commission meeting was held via Zoom.

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:15pm (time to make sure all members could hear). Participating members were Betsy Bowman, Michael Orendo, George Shollenberger, Corey Houser, Sheldon Martin, Lisa Hassler and Bill Straw. Also, participating were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer, Robin Royer and Jayne Seifrit.

Public Comment on Agenda–

Hearing of Visitors

Approval of Minutes

Michael Orendo made a correction to the Joint Meeting minutes from March 10, 2020, that being his vote was omitted. It was a yes vote. Corey Houser made a motion to approve joint meeting minutes with correction from March 10, 2020, seconded by Bill Straw. All agreed. Motion carried. Corey Houser made a motion to approve minutes from March 10, 2020, seconded by Michael Orendo. All agreed. Motion carried. Due to COVID-19 the Planning Commission Meeting scheduled for April 14, 2020 was cancelled.

Solicitor – Stephen Price

Stephen Price stated there will be a new developers improvement agreement for the Duke and Vesper project, as they are doing individual ones as they correspond to specific lots. Duke’s portions are near completion.

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 owner has applied for a zoning hearing and currently have granted an extension of time for the hearing due to pandemic gathering restrictions.

Robin Royer stated she has starting working on complaints for 1000 Airport Rd. There seem to be several violations of the zoning ordinance and no permits for activities. She is currently writing notice of violation and stated it will go out this week.

Subdivisions

NorthPoint

Jeffrey Steckbeck read over his review letter dated May 12, 2020. Jeffrey Steckbeck stated Dan Zuk had copies of checks cut to the Township for the escrow for $10,233,280.00. They have requested a waiver of Section 12 of the Stormwater Management Ordinance allow plan approval without infiltration due to limiting zone of soils not allowing percolation (Note” If DEP requires infiltration, then the Township’s waiver is null and void”). Lisa Hassler asked about riparian rights, was stated that doesn’t have anything bearing with this plan. Bill Straw made a motion to recommend waiving section 12 of the Stormwater Management Ordinance condition DEP allows, seconded by Michael Orendo. All ayes, except Lisa Hassler, she opposed. Motion carried. Jeffrey Steckbeck summed up by recommending to the members they conditionally approve plan based on letter and completion of all items. Lisa Hassler asked how long a traffic study is good for, she was told five (5) years. This study is good until February 2022. Corey Houser made a motion to approve final plan condition on all items complied with and completed from SESI review letter dated May 12, 2020, seconded by
Bill Straw. All agreed. Motion carried. Eric Watts and Dan Zuk thanked the commission and stated this zoom meeting was done well.

Reber
Corey Houser made a recommendation to the Board of Supervisors they accept extension to August 17, 2020, seconded by Michael Orendo. All agreed. Motion carried.

Bethel Business Park
Jeffrey Steckbeck read over his review letter dated May 12, 2020. Sheldon Martin asked about the widening of Camp Swatara Rd. He was told Penn DOT already decided the road didn’t need any improvements and the Township cannot impose as it is not our road. Jeffrey Steckbeck summed up by recommending to the members they conditionally approve plan based on letter and completion of all items. George Shollenerberger made a motion to approve final plan condition on all items complied with and completed from SESI review letter dated May 12, 2020, seconded by Bill Straw. All ayes, except Lisa Hassler, she opposed. Motion carried.

Daub Road Warehouse
Jeffrey Steckbeck stated the original plan shows hooking into public sewer. That is not going to happen, so they are talking with the Sewage Enforcement Officer to plan the on-lot system.

H Frederick Bowman, Gerald and Linda Bowman and Bowman Farm Enterprises Plan
The Township received the review letter from Berks County Planning Commission.

New Subdivisions
None

Robin Royer stated she has been contacted by a fast food company concerning the Klahr property located at Schubert Road (south side of road) and Route 501. They are working on their due diligence.

The Township has received the signed sealed plans for the Wolfe project, members need to come in to sign.

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

Public Comment
Bill Straw thanked everyone for the successful Zoom meeting.

Adjournment
A motion was made by Corey Houser and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:14 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary