

**BETHEL TOWNSHIP  
PLANNING COMMISSION  
MINUTES**

September 8, 2020

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:00pm. Members present were Sheldon Martin, Corey Houser, Lisa Hassler, George Shollenberger, Michael Orendo and Bill Straw. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer, Robin Royer and Jayne Seifrit. Other interested persons were in attendance.

**Public Comment on Agenda**

**Hearing of Visitors**

**Approval of Minutes**

Sheldon Martin stated he is listed as attending last month but he did not. Michael Orendo stated he was here last month and is not listed. Michael Orendo made a motion to approve minutes from August 11, 2020 with corrections, seconded by George Shollenberger. All agreed. Motion carried (correct and in the book).

**Solicitor – Stephen Price**

Stephen Price stated the Zoning/Map Ordinance will be on agenda for the Board of Supervisors with them authorizing a hearing which will be held a half an hour prior to their regularly scheduled October meeting.

Stephen Price stated he is working with Brian Stahl for completion of documents.

**Engineer – Jeffrey Steckbeck**

Jeffrey Steckbeck stated NorthPoint has dirt moving activities.

Bethel Business Park is looking to start around Thanksgiving.

**Zoning Officer – Robin Royer**

Robin Royer stated she sent the owner of 9800 Old Route 22 a denial letter, she needs more information. Once she receives, she can review further.

Robin Royer stated she has been contacted by the owner of 280 Camp Swatara Rd after they received her letter informing them of the possible violations. He stated the equipment and other items came with him when they moved here. Robin Royer stated they need to get items inside enclosed structures.

Robin Royer stated she received an application for a hair salon. She needs more information.

Robin Royer stated she received a call from the owner of 1830 Camp Swatara Rd. He stated he was not sure of questions that were asked and might apply again to the Zoning Hearing Board. Robin Royer commented she is not sure how that will be as he answered questions under oath.

Robin Royer stated she is looking to see if anything else is happening at 1000 Airport Rd. Michael Orendo stated the driveway appears to still be in use. Robin Royer stated Penn DOT has not responded to her to date.

### **Subdivisions**

#### **MAIT**

Jayne Seifrit stated they will need an extension; she will contact them for an extension letter for BOS meeting.

#### **Bowman's et al Plan**

Corey Houser made a motion recommending the Board accept extension until December 8, 2020, seconded by Lisa Hassler. All agreed. Motion carried.

#### **Kervin Hursh Poultry Operation**

Chris Gibbs and Bert Nye, Red Barn, were present for plan review. Chris Gibbs stated they are planning three broiler houses on the 39.76-acre property at 90 Stauffer Lane. They are currently waiting for NPDES permit. There will be swales, and bio-retention basins and estimated one truck a day. Waiver requests: 4.04.e.2 dedication to public use; Bill Straw made a recommendation to the Board to waive Section 4.04.e.2 to not require dedication to public use, seconded by Lisa Hassler. All agreed. Motion carried. Corey Houser made a motion recommending to the Board they defer Sections 5.11.C.10.a dedication of additional right of way, 5.13.A curbing, 5.13.B sidewalk, 5.11.C.10.b improvement of one side of existing road, seconded by Sheldon Martin. All agreed. Motion carried. Audrey Emerich was present to discuss the location of the poultry houses. Her concern is they are right at her property and her fear is she will not be able to use her property as she is accustomed too, like being outside without having to look at the houses. The Hursh's offered to place vegetation along common property line. Corey Houser made a motion to approve final plan condition on all items completed from review letter from SESI dated September 8, 2020 and adding vegetation along common property line with Audrey Emerich (east to west), seconded by Lisa Hassler. All agreed. Motion carried.

Planning Commission members need to sign NorthPoint plans.

### **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**

Bill Straw asked if two adjoining properties with two different zonings designations join on one deed, does the zoning become one of the zonings or does the zoning stay as it was prior to consolidation. He was told both join designation would apply to the property as if they were still separate.

Betty Martin asked about the zoning along 645 for the Boltz, Weiler and Bowman properties. Did they all go back to the way it shows on the current map. She was told the latest proposed zoning map has it exactly as it was prior to any proposed maps.

Sheldon Martin stated Dollar General and PetSmart retention basins have had activity like digging, rebuilding and are larger. Jeffrey Steckbeck stated their permits are regulated by DEP. Jayne Seifrit stated the Township still is retaining funds because they have not been able to pass final inspections.

### **Public Comment**

### **Adjournment**

A motion was made by Michael Orendo and seconded by George Shollenberger to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 7:52 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary