October 13, 2020

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:02 pm. Members present were Betsy Bowman, Corey Houser, Lisa Hassler, George Shollenberger 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

Helena – Bryan Rohland stated they have submitted a stormwater plan for review and approval. It was noted an additional building is on the plan along with the turn around. The question is does this need to be submitted as a Land Development plan instead. Bryan Rohland does not believe so. They have the NPDES permit. Jesse Alspaugh stated Helena likes to have everything within buildings. The existing building/office is 10,000 square feet, the newest building (over the tanks) is 7,000 square feet and the proposed building would be 4,900 square feet. Lot coverage is about 22.5%. There was discussion on what could happen on this site if sold at some time in the future and the use would change. Jeffrey Steckbeck stated the Commission and Board of Supervisors could review as stormwater plan, have it recorded and state right on the plan “this owner or future owner changes use, a land development plan would be required”. Bill Straw made a motion to review as stormwater plan have it recorded and state right on the plan if this owner or future owner changes use, a land development plan would be required, seconded by Corey Houser. All agreed. Motion carried.

Approval of Minutes

Corey Houser made a motion to approve minutes from September 8, 2020, seconded by Lisa Hassler. All agreed. Motion carried.

Solicitor – Stephen Price

Stephen Price stated the Zoning/Map Ordinance amendment is set to be heard October 19, 2020 at 6:30. Lisa Hassler has questions and emailed the solicitor about how to handle bringing up her questions. He stated she can do it at this meeting. Lisa Hassler questioned the changing of zoning resulting in devaluing the properties. Lisa Hassler stated it is stated IC development should happen at the interchanges. The Bowman development would only affect state roads, and having no impact on township roads; the community can use the amenities. Lisa Hassler stated the people are stupid for not seeing which is better. She commented village to commercial is equivalent, not make sense though to have a piece of village in the commercial area. Lisa Hassler commented about another area from IC to Commercial. Lisa Hassler stated she cannot vote for this map; it should be brought back to the planning commission. Bill Straw explained that zoning districts have been discussed for years. He stated Lisa Hassler is new to the commission (January appointment) and didn’t have benefit of all past meetings and
discussions. She was in attendance for some but not all. He stated residents were here and voiced their opinions. Bill Straw further stated the Bowman properties where the last to be worked on. Bill Straw stated he had the realization that Bowman’s Plan A has less square footage of warehouse space than Bowman’s Plan B. He also stated deed restrictions would be listed right on the deed for now and future owners. Jerry Bowman stated he now has over 600 signatures stating they want Plan A and 1 person for Plan B. Judy Apgar stated she is angry, being called stupid is uncalled for. Lisa Hassler stated she didn’t mean they are stupid. Betty Martin wondered if the costs are too much. Betty Martin is offended being called stupid. Lisa Hassler again stated she was not calling the people stupid. Betty Martin stated improvements to road frontage is part of planning. It was stated road improvements are not required for Agriculture uses. Corey Houser commented on the condition of Myer Dr now, just think what it will be over time with the truck traffic. Betsy Bowman asked why this is being rehashed? Bill Straw commented he is not wanting to bring the map back to the planning commission, but feels the deed restriction and less warehouse square footage information should be communicated to the Board of Supervisors. Bill Straw made a motion to communicate to the Board of Supervisors the information for deed restrictions to be placed for current and future owners and the less square footage on Plan A versus Plan B, seconded by Lisa Hassler. Bill Straw, Betsy Bowman, Corey Houser and Lisa Hassler agreed. George Shollenberger opposed. Motion carried. Stephen Price stated he will email the Board of Supervisors, Jayne Seifrit asked to be copied on that email.

**Engineer – Jeffrey Steckbeck**

Jeffrey Steckbeck stated NorthPoint has started the construction phase.
Jeffrey Steckbeck stated RAR2 is doing construction.
Legion Dr road work – bid results for Board of Supervisors meeting
Jeffrey Steckbeck stated the Hursh DIA and SW have been worked on.
Jeffrey Steckbeck said West Run Lot 1 first building has the national tire company leasing and they have a lessor for a second building, smaller building than what was approved. They will be submitting plan. There will be fences and Knox boxes.
Jeffrey Steckbeck said the first building at Central Blvd has two tenants and will be installing additional driveways and adding fences with Knox boxes.
Jeffrey Steckbeck stated lots 2 and 3 from the West Run plan will be separated from the entire West Run plan’s DIA, making Duke with their own also.
Helena was already discussed.

**Zoning Officer – Robin Royer**

Robin Royer stated she received a call concerning 9555 Old Route 22, she inspected the property and will seek direction.

**Subdivisions**

**Bowman Plan**

Corey Houser made a motion recommending the Board accept extension until April 7, 2021, seconded by George Shollenberger. 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

Public Comment

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

Respectfully Submitted

Jayne K Seifrit, Township Secretary
Good evening,

After reviewing the proposed map and the manner in which this is proceeding, I would be remiss by not stating my concerns. First and foremost, I feel we are not following the procedure but are using a potential loophole in proceeding with this process. At the last meeting, the proposed map was voted down. So we start over. 45 days have not transpired for appropriate advertising to take place. They just posted the notices on properties yesterday. I feel it is imperative for the planning commission to look at this map and not just skip our role in this process especially since the proposed map was voted down. By skipping over some essential processes I feel the township is being negligent in our role. This is NOT how it works. I have outlined on the map the changes occurring and it's alarming! The following are my concerns and I will not be part of the negligence.

1. IC to AG really, this is egregious! You don't downgrade someone's property from the most valuable to the least value! Potential lawsuit.
2. I don't necessarily have too many issues of the village going to commercial. It does increase the value of that property by allowing a few more things to occur that would not pass in a village district. However, I would like the names of every property owner that will go from Village to Commercial to see who is being impacted.
3. Taking Ag land to Residential, again, an increase in value. However, with all the bickering of preserving farmland, I want the names of every property owner in this area to see where this is going to?
4. There is also an area that is IC going to Commercial. Again, a downgrade. Who is this property owner and why would you allow this. Again, irresponsible.
5. According to this map though there is not much of a decrease in IC and there should be NONE, but a significant increase in Commercial zoning.
6. There appears to be some spot zoning which is of course illegal.

I don't understand how you can just eliminate the Planning Board. THIS is NOT what we approved to move on to the Supervisors! Additionally, To hold a 30-minute Zoning hearing for 30 minutes prior to a vote is again irresponsible and a total disregard for our duty to the citizens of Bethel Township. Starting over is just that, starting over from square one. We do not just jump to the vote without all the necessary steps that will lead to a responsible zoning map. I do believe it is necessary for every person impacted by this irresponsible zoning to be able to speak for as long as they need to in acceptance or denial of the proposals stated that will directly impact their financial future. This 4-minute nonsense which was proposed and passed at the last supervisor meeting will only allow for a handful of people to speak. You cannot defend anything in 4 minutes! Robi is so focused on the clock and shutting people up that she is not paying any attention to what is being stated. Then again, her and Mike's daily meetings have already decided things prior to any official meetings! That is NOT acceptable. This is a grave injustice to the citizens of this township and as fiduciaries, you have a responsibility to hear them out within reason and not continually rehashing the same arguments as in the past.

This township has completely lost its way! The decisions we make need to be in the benefit of all and the community as a whole and not biased based on friends and family and how they will benet. Please forward all property owners that are negatively impacted with downgrades in property value and all those that will significantly benefit from an increase in value. Thank you for your consideration of these concerns which are detrimental to our community as a whole.

Sincerely,
Lisa M. Hassler
Realtor
Pagoda Realty
717-304-1322

"Don't ever mistake my silence for ignorance. My calmness for acceptance, and my kindness for weakness." Dalai Lama

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