The Bethel Township Planning Commission meeting was called to order by Jayne Seifrit at 7:08 pm. Members present were Betsy Bowman, George Shollenberger, Michael Orendo and Bill Straw. Also, present were Stephen Price, Solicitor, Jeffrey Steckbeck, Engineer, Zoning Officer, Robin Royer (via Zoom) and Jayne Seifrit. Other interested persons were in attendance and on Zoom.

**Reorganization**

Jayne Seifrit asked for nomination for Chairman, Corey Houser nominated Bill Straw, seconded by Michael Orendo. All agreed. Motion carried.

Bill Straw asked for Vice Chairman nominations, Betsy Bowman nominated Corey Houser, seconded by Michael Orendo. All agreed. Motion carried.

Corey Houser made a motion to nominate Betsy Bowman as Secretary, seconded by George Shollenberger. All agreed. Motion carried.

**Public Comment on Agenda**

**Hearing of Visitors**

- **Forino – Airport Rd Property, Weaver** They brought in a revised plan for additional comments from the Planning Commission. They are purchasing land for the driveway coming off of Old Route 22 from Horning’s; and would be shared for a short section. Robin Royer said on a quick look she noticed they would most likely need a dimensional variance for the driveway. Steve Price shared it should not be a problem because it is not residential. Planning Commission asked about emergency access and the slope. It was stated they would try to accommodate what is required by the Township.

- **HRG – Chris Dellinger** said there is a conditional use hearing pending the outcome of the zoning amendment hearing January 18th. It stated there needs to be a recommendation from the Planning Commission. They are proposing a drive thru and at this time would need conditional use approval. If the zoning district changes then they don’t need the conditional use hearing. Corey Houser made a motion recommending the Board of Supervisors approve the drive thru at the conditional use hearing, seconded by Bill Straw. All agreed. Motion carried.

  Michael Orendo stated Jeffrey Steckbeck contacted him to relay that he had no objections with either of the above topics.

**Approval of Minutes**

George Shollenberger made a motion to approve minutes from December 8, 2020, seconded by Betsy Bowman. All agreed. Motion carried.

**Solicitor – Stephen Price**

Nothing new to report

**Engineer – Jeffrey Steckbeck** – not in attendance

**Zoning Officer – Robin Royer**

Robin Royer stated she has not heard from the property owner of 550 Brown Rd concerning sign on property. She asked if the sign was still there. Michael Orendo stated it is.
Robin Royer stated there is a zoning hearing scheduled for Dec. 9th at the Gathering Place in Bethel for Helena Chemical at 7:00 pm.

Subdivisions

**Daub Road Warehouse** – The Township received Planning Module Component 2 and requires a signature from the Planning Commission. Bill Straw made a motion authorizing Betsy Bowman sign the Component 2 document, seconded by George Shollenberger. All agreed. Motion carried.

**Bowman et al LDP** – Michael Orendo stated the message from Jeffrey Steckbeck is, the review has not been done because of the pending zoning amendment.

**550 and 551 Brown Rd LDP** – Michael Orendo stated the message from Jeffrey Steckbeck is the review will be ready for next month. Robin Royer stated hers will also be ready next month as she has just received the plan.

New Subdivisions

**Weiler Creek Poultry** – The members looked over the plan. George Shollenberger made a motion to accept the plan for review, seconded by Betsy Bowman. All agreed. Motion carried.

**M B Investments** – Holly Evans from Evans Engineering was present to introduce the plan. The property is the one on our agenda known as Musselman, which has a preliminary plan approval. It was stated the plan has changed slightly. Corey Houser noticed a grass area and is concerned emergency access may not be able to get close enough to the building. It was also noted the car entrances have smaller turning radius to keep tractor trailers out of that area. There will also be signage stating no trucks. Holly Evans stated the sight distance already has been checked and it does meet Penn DOT requirements. Corey Houser made a motion to accept plan for review, seconded by Michael Orendo. All agreed. Motion carried. Bill Fox attorney for M B Investments stated they have purchased property in 2010 and just found out about the rezoning. They purchased as an investment and it had been zoned IC for 20 years. He commented about the devaluing of the land going to AP.

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

**Annual Report** – Corey Houser made a motion to approve 2020 Annual Report, seconded by Betsy Bowman. All agreed. Motion carried.

Public Comment

Adjournment

A motion was made by Corey Houser and seconded by Michael Orendo to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 7:50 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary