February 9, 2021

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:00 pm. Members present were Betsy Bowman, George Shollenberger, Sheldon Martin, Corey Houser 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
Concrete Safety – Rashid Baig was present to describe what they want to do on their property. They would like to replace the concrete mixer and add onto the manufacturing building. The proposed square footage increase is 6000. After discussion Corey Houser made a motion to waive land development, seconded by Sheldon Martin. All agreed. Motion carried.

Approval of Minutes
Betsy Bowman made a motion to approve minutes from January 12, 2021, seconded by Corey Houser. All agreed. Motion carried.

Solicitor – Stephen Price
Nothing new to report

Engineer – Jeffrey Steckbeck –
Jeffrey Steckbeck stated in October 2019 deferrals were discussed as they pertain to curbs, sidewalks and street lighting. It is a potential burden placed on the owners forever, this affects farms/farmers the most. There was a suggestion of a time limit; it was stated they can’t pick and choose. Jeffrey Steckbeck gave an example for the members of cost now of $150,000.00 - $200,000.00 today and could be much greater 10 years down the road, could put the farm under. Further discussion. Jeffrey Steckbeck stated it can stay as the status quo, he will continue to place comment on review letters at this time.

Bill Straw commented on the EMA looking over plans and submitting comments in writing. Stephen Price added when a plan gets to the scale of health, safety and welfare concerns EMA/Fire Companies should comment.

Zoning Officer – Robin Royer
Robin Royer stated there is a zoning hearing tomorrow evening for 1830 Camp Swatara Rd for auto, small engine and tractor repair.
Robin Royer stated she received an application for a window tinting business at 437 Swope Rd. They then would like to also do auto repair. She denied the application because it is a special exception use, they can file for a zoning hearing.

Subdivisions
Bowman et al LDP – Jeffrey Steckbeck stated the zoning is done for all intensive purpose. He called Paul, Engineer for the plan and found out he is in the hospital, so Jeffrey Steckbeck stated he will hold off on any further action at this time at his request.
550 and 551 Brown Rd LD— New Plan received, Jeffrey Steckbeck recommends accepting this plan for review and start a new 90-day clock. There was discussion on parking of the trailers, vegetation needs and wetlands. Corey Houser made a motion to accept plan for review last revised January 15, 2021, seconded by George Shollenberger. All agreed. Motion carried. Jeffrey Steckbeck stated he had done a review of other plan; if members have any additional comments get them to Jeffrey Steckbeck for inclusion.

Weiler Creek Poultry – Jeffrey Steckbeck spoke to Bert Nye and it was decided to hold off discussion to March.

M B Investments – Jeffrey Steckbeck stated they got wind of a zoning change and quickly put together a plan to lock in the zoning in IC. Stephen Price had a conversation with Mr. Fox, attorney for M B Investments, they are not chomping at the bit, they just wanted to lock in zoning. Robin Royer stated they have also filed zoning hearing applications. Stephen Price stated they are not in a hurry for them to move forward and is prepared to extend deadlines for hearing. Holly Evans from Evans Engineering stated just receiving the review letter she would ask to have it tabled tonight. They can take action as needed. Bill Straw commented about the review date. Holly Evans asked for an extension until June 30, 2021, and will follow up with it in writing. Bill Straw made a motion to grant extension until June 30, 2021, seconded by Corey Houser. All agreed. Motion carried.

New Subdivisions
   Crossroads X LLC – George Shollenberger made a motion to accept plan for review once they perused the plan, seconded by Bill Straw. All agreed. Motion carried.

   Airstate Group LLC – Sheldon Martin made a motion to accept plan for review once they perused plan, seconded by George Shollenberger. All agreed. Motion carried. Jeffrey Steckbeck commented there is an existing plan that has a preliminary approval. A rereview will be needed to be sure protections are in place, but also comply.

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
   Steve Burkhat asked about giving special attention to activities on the north side of Daub Road; be sure activities are permissible in Ag zoned land.
   Steve Burkhat asked about the Brubacker farm not being rolled back to Ag and staying in IC. He stated it could impact him as his land is right there. It was stated there is nothing before the Planning Commission.

Adjournment
   A motion was made by Corey Houser and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:05 pm.

Respectfully Submitted

[Signature]

Jayne K Seifrit, Township Secretary