March 9, 2021

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:02 pm. Members present were Betsy Bowman, George Shollenberger, Michael Orendo, 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
Betty Martin stated there was discussion last month concerning waivers and whether they should be granting. Betty Martin stated on the agenda there are projects requesting waivers, when will they be discussed. Bill Straw stated they will be discussed during the plan discussion time.

Hearing of Visitors

Approval of Minutes
Corey Houser made a motion to approve minutes from February 9, 2021, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price
Nothing new to report

Engineer – Jeffrey Steckbeck –
Jeffrey Steckbeck nothing other then projects listed on the agenda.

Zoning Officer – Robin Royer
Robin Royer stated she will answer any questions from her report.
Corey Houser asked what is happening at 2070 and 2090 Camp Swatara Rd. Robin Royer stated the owners have filed a plan for two warehouses on the properties to protect their right to use the property under the IC zoning. They are also looking into dividing into 4 lots and having individual businesses on the lots which require special exceptions. They are not in a hurry and filed an extension for the time to schedule hearing.
Corey Houser stated the sign is still at 550 Brown Rd. Robin Royer will look into as she had not heard from the owner.
Robin Royer stated she received a call about parking trucks at 203 Kline Rd. They would be reefer trucks also, believed they would not be running. Sheldon Martin stated he believes this was talked about before and they wanted more information. Bert Nye was present for another plan but is working with Mr. Snyder on the project at 203 Kline Rd. He stated he can get the information, and wants to be clear what the members are looking for. It was stated a sketch type plan is fine and showing number of trucks would be helpful.

Subdivisions
Daub Road Warehouse – DEP letter for information

MAIT- Extension letter, Corey Houser made a motion to accept extension until June 30, 2021, seconded by George Shollenberger. All agreed. Motion carried. Jeffrey Steckbeck stated we received a revised plan and documents; he anticipates next month finalizing and approval.
Bowman et al LDP – Extension letter, Corey Houser made a motion to accept extension until August 11, 2021, seconded by George Shollenberger. All agreed. Motion carried.

550 and 551 Brown Rd LD – Robin Royer stated there are not any zoning issues at this time.

Weiler Creek Poultry – Bert Nye stated several items concerning the plan. Those being 120-acre farm at 190 Musselman Road, 4 barns for broiler chickens, a manure storage and an existing driveway. Betty Martin stated she has shared in the past the water issues on the local roads. She showed a picture of her yard in the 1980’s, and a picture of what is now. She has not been able to use that area of her yard because it is wet. Betty Martin just wants to be sure and assured this project will not add to the water issues. Bert Nye stated they are having an acre size area with the ability to hold a million gallons of water. The calculations have been done. Betty Martin asked if the barns are oriented east and west, she was told they are. Bert Nye requested a waiver of Section 4.04.E.2 dedication of public use, Corey Houser made a motion to recommend to the Board they waive requirement of Section 4.04.E.2 as no subdivision of land is being proposed and no new residential development is being proposed, seconded by Bill Straw. All agreed. Motion carried. Deferrals: Section 5.11.C.10.a additional right of way, George Shollenberger made a motion to recommend to the Board they defer requirement of Section 5.11.C.10.a at any time in the future upon the Township's written request, the owner and owner’s heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by seconded by Michael Orendo. All agreed. Motion carried. Deferral of Section 5.11.C.10.b tabled until next month. Section 5.13.A curbing, Corey Houser made a motion to recommend to the Board they defer Section 5.13.A curbing at any time in the future upon the Township’s written request, the owner and owner’s heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township, seconded by Betsy Bowman. All agreed. Motion carried. Corey Houser made a motion to recommend to the Board they defer Section 5.13.B sidewalk at any time in the future upon the Township’s written request, the owner and owner’s heirs, successors and assigns shall at their sole cost and expense complete the required improvements in accordance with then applicable regulations not later than 60 days after such written request and contingent on approval of final plans as proposed, with a note to be added to the plan satisfactory to the township seconded by Sheldon Martin. All agreed. Motion carried. Stormwater Section 5.13.E size of pipe, Bill Straw made a motion to recommend to the Board they approve modification to Section 5.13.E for a 15-inch pipe rather than a 12-inch pipe, seconded by Corey Houser. All agreed. Motion carried. Bert Nye stated they are waiting on Conservation District. Corey Houser made a motion to accept extension until June 10, 2021, seconded by Betsy Bowman. All agreed. Motion carried.

M B Investments – nothing new for this month

Crossroads X LLC – Jeffrey Steckbeck commented there are items they are waiting to receive from outside agencies.

Airstate Group LLC – There was lengthy discussion on shared driveway and how best to handle. It was stated the two property owners will do an agreement concerning the shared driveway.

New Subdivisions
Neal and Ella Mae Hoover – This would be a well sight for a future project. Bill Straw made a motion to accept plan for review, seconded by Corey Houser. All agreed. Motion carried.
Burger King - Cory Adam was present to highlight the project. He stated it is a 11/2-acre parcel at the corner of Lancaster Ave and Schubert Rd. There is one access coming off on 501. There will be two drive thru lanes. George Shollenberger made a motion to accept plan for review, seconded by Corey Houser. It was stated they had had a scoping meeting with Penn DOT, Cory Adam stated it is on the 2nd submittal.

Unfinished Business
- SALDO – nothing at this time
- Act 209 revisions – nothing to report at this time.

New Business

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 8:30 pm.

Respectfully Submitted

Jayne K. Seifrit, Township Secretary