

**BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES**

April 13, 2021

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:06 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

Hearing of Visitors

Maine Drilling and Blasting – They would like to take area of parking lot and erect a building for a conference room and vestibule. It would be about 1700 square foot in size. The Planning Commission did not feel they need to do a land development plan, but they will be required to have a signed sealed plan and notes for inspections.

Country Gardens on Frystown Rd – Alex Jay stated Johnny Zook would like to expand the greenhouse by double; or possibly move it to Salem Road depending on which one would work better. They were told they need to have at a minimum a sketch showing what they would like to do.

Approval of Minutes

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

Solicitor – Stephen Price

Nothing new to report

Engineer – Jeffrey Steckbeck –

Jeffrey Steckbeck stated RAR2 project is looking to alter their plans that could be part of inspections and placed on the as built plans. Bill Straw made a motion recommending to the Board they approve changes and allowing changes be inspected and placed on the as built plan, seconded by Betsy Bowman. All agreed. Motion carried.

Zoning Officer – Robin Royer

Robin Royer stated she will answer any questions from her report.

Corey Houser asked about 2070 and 2090 Camp Swatara Rd. Robin Royer stated the owners have filed a plan for two warehouses on the property 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.

Subdivisions

MAIT- Corey Houser made a motion authorizing Betsy Bowman sign DEP form, seconded by Mike Orendo. All agreed. Motion carried. There was concern about additional run off so there is additional vegetation planned, and additional calculations were done and show a greater percent of water hold back with changes. Mike Orendo made a motion to approve final plan condition on all items be complied with on SESI review letter of April 13, 2021, seconded by George Shollenberger. All agreed. Motion carried.

550 and 551 Brown Rd LD– Sheldon Martin asked if there was any additional testing of wetlands on the site. Jeffrey Steckbeck stated it will be scheduled soon. Betsy Bowman made a motion to accept extension until July 13, 2021, seconded by George Shollenberger. All agreed. Motion carried. Emergency Management Coordinator and Deputy have recommendations for the project. It was stated Jayne should forward to the Engineer for the project.

Crossroads X LLC – Bill Straw made a motion to accept extension letter until June 30, 2021, seconded by Sheldon Martin. All agreed. Motion carried.

Airstate Group LLC – George Shollenberger made a motion to accept extension until July 13, 2021, seconded by Betsy Bowman. All agreed. Motion carried.

Neal and Ella Mae Hoover – It was stated the well is in to close to wetlands, so they are relocating the well to avoid issue.

Burger King – Chris Dellinger was present to go over plan as changed by prior recommendations. A discussion concerning sidewalk ensued. The Planning Commission members would like to see a sidewalk.

New Subdivisions

Unfinished Business

SALDO – nothing at this time

Act 209 revisions – nothing to report at this time.

New Business

Public Comment

Thomas Hassler was questioning the water running onto his property from the RAR2 project. Jeffrey Steckbeck stated inspections have been done by his office, DEP and Berks County Conservation District. RAR2 project has repaired/installed filter sock and needs to follow the permit that was approved by DEP. They are the enforcement in this situation. Sheldon Martin asked if it is during construction. It is but the Hassler's feel it should not be happening at any time.

Adjournment

A motion was made by Corey Houser and seconded by Michael Orendo to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:33 pm.

Respectfully Submitted



Jayne K Seifrit, Township Secretary