May 11, 2021

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:01 pm. Members present were Betsy Bowman, George Shollenberger, Steve Burkhart, 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

Approval of Minutes
Corey Houser made a motion to approve minutes from April 13, 2021, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Stephen Price
Nothing new to report

Engineer – Jeffrey Steckbeck –
Nothing new to report

Zoning Officer – Robin Royer
Robin Royer stated she will answer any questions from her report.
Robin Royer stated she did receive the zoning application for Country Gardens but was unable to approve as they are more than doubling the green house and expanding beyond a farm stand.

Subdivisions
550 and 551 Brown Rd LD – They did receive the comments but do not have anything new to submit at this time.

Weiler Poultry – Township received a letter from Berks County Conservation District.

Crossroads X LLC – Nothing new at this time

Airstate Group LLC – Bryan Rohland provided a packet as did Jeffrey Steckbeck, both showing the prior approvals from the Forino preliminarily approved plan from 2007. Discussion on which waivers are still required as the plan changed slightly and other Township Ordinances were amended. Additional consideration for the driveway on Old Route 22 and emergency driveway off of Airport Rd ensued. The prior approval had improvements to intersection of Airport Road and Old Route 22. Instead of those improvements, an escrow could be in place that only requires if the need arises in a certain time frame like five years. Betsy Bowman made a motion recommending to the Board of Supervisors to defer Sections 5.13.A for Curb, 5.13.B for sidewalk and 5.13.c for street light but move the lighting from Airport Road entrance to the Old Route 22 driveway which is in line with the approval form 2007, seconded by Corey Houser. All agreed. Motion carried. Bill Straw made a motion recommending to the Board of Supervisors they waive Driveway Ordinance Section 4.p – 10 feet driveway separation subject to a signed easement between parties and satisfactory to the Township, seconded by Betsy Bowman. All agreed. Motion carried. Bill Straw made a motion recommending to the Board of Supervisors they agree to blanket easements language to be placed on plan for Stormwater Management Ordinance Sections 10.(p) and 14.(n) and SALDO Sections 4.02.C.2.a and 5.02.G, seconded by Betsy Bowman. All agreed. Motion carried.

Neal and Ella Mae Hoover – Revised plan received showing the relocation of the well, changed location to avoid wetlands. Bill Straw made a motion to accept extension letter until Sept 5, 2021, seconded by George Shollenberger. All agreed. Motion carried.
**Burger King** – Revised plans received showing the sidewalk in the front of the property. Waivers and deferrals are being requested. Bill Straw made a motion recommending the Board of Supervisors defer Section 5.11.C.10.a of improving existing street as stated on SESI review letter of May 11, 2021 deferring requirements at the Township’s discretion at any time in the future to require installation of the improvements by the current and/or future owner to install the improvements to the current Township standards within thirty days of written notification and contingent on approval of final plans as proposed, seconded by Corey Houser. Steve Burkhart opposed all others agreed. Motion carried. Betsy Bowman made a motion recommending the Board of Supervisors defer Section 5.11.C.10.b of improving existing Schubert Road as stated on SESI review letter of May 11, 2021 deferring requirements at the Township’s discretion at any time in the future to require installation of the improvements by the current and/or future owner to install the improvements to the current Township standards within thirty days of written notification and contingent on approval of final plans as proposed, seconded by Bill Straw. Steve Burkhart opposed all others agreed. Motion carried. Corey Houser made a motion recommending the Board of Supervisors defer Section 5.13.B of improving existing street as stated on SESI review letter of May 11, 2021 deferring requirements at the Township’s discretion at any time in the future to require installation of the improvements by the current and/or future owner to install the improvements to the current Township standards within thirty days of written notification and contingent on approval of final plans as proposed, seconded by Betsy Bowman. Steve Burkhart opposed all others agreed. Motion carried. Bill Straw mad a motion recommending the Board of Supervisors waive Section 3.04 to allow a Preliminary/Final plan, seconded by George Shollenberger. All agreed. Motion carried. Jeffrey Steckbeck stated there were revisions to the Escrow amount needed. Discussion on the retaining wall at the sidewalk; concluded there could be a financial security posted with an agreement to install within 12 months. Bill Straw made a motion to agree to the 12 month and financial security posted for sidewalk and retaining wall, seconded by Betsy Bowman. All agreed. Motion carried. George Shollenberger made a motion to accept extension until June 21, 2021, seconded by Bill Straw. All agreed. Motion carried.

**New Subdivisions**

**Unfinished Business**

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

**New Business**

**Public Comment**

Herb Zechman pointed out there will be trucks going on Airport Rd, missed turn and will believe there is another entrance on Airport Road. Herb Zechman also pointed out the water issue at the Horning’s warehouse along Old Route 22. There has been grading done and has improve some but there should be thought on installing pipes directing the water to creek and not flowing over Old Route 22 and creating ice in the winter. He believes there should be improvements at Airport Rd and Old Route 22 intersection.

**Adjournment**

A motion was made by Corey Houser and seconded by Bill Straw to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 8:40 pm.

Respectfully Submitted

[Signature]

Jayne K Seifrit, Township Secretary