June 8 2021

The Bethel Township Planning Commission meeting was called to order by Corey Houser at 7:00 pm. Members present were Betsy Bowman, Steve Burkhart, Sheldon Martin, Corey Houser and Michael Orendo. Also present were Stephen Price, Solicitor; Jeffrey Steckbeck, Engineer; Robin Royer, Zoning Officer; and Jayne Seifrit. Other interested persons were in attendance.

Public Comment on Agenda

Hearing of Visitors
Brynn Schaffer stated Bethel Dunkard Brethren Church would like to add a gymnasium for their use to the property along Route 419. They will not be adding any trips or parking, therefore they are asking for a waiver of needing to do a land development plan. Discussion on what buildings exist there now and what a new structure would add to it. Corey Houser asked Jeffrey Steckbeck about the current stormwater management and adding a building. Jeffrey Steckbeck stated a perc and calculations should be provided to the Township. Treat it much the same as Helena. Corey Houser made a motion recommending the Board of Supervisors waive full land development but require stormwater plan, seconded by Steve Burkhart. All agreed. Motion carried.

Approval of Minutes
There were two corrections to the May 11th minutes, those being Bill Straw made a motion not mad one under Burger King section 3.04 and others not others on the Burger King section also. Steve Burkhart made a motion to approve minutes from May 11, 2021 with those corrections, 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 hearing applications for Country Gardens and Hoover (well), they will be scheduled for July.
Mike Orendo questioned the new activity at Concrete Safety, things are fine. They did get permits.

Subdivisions
550 and 551 Brown Rd LD– Jeffrey Steckbeck stated the wetlands were verified, a water way was omitted on the plan, that will need to be shown, but the others are accurate. They will need an extension next month.

Weiler Poultry – Bert Nye was present and explained where they are in the process. Sheldon Martin questioned the driveway at property line. Michael Orendo made a motion recommending to the Board they defer Section 5.11.C.10.a, seconded by Betsy Bowman. All agreed. Motion carried. Sheldon Martin made a motion to approve final plan condition on all items on SESI review letter of February 9, 2021 be complied with to the satisfaction of Township Engineer, seconded by Steve Burkhart. All agreed. Motion carried.

M B Investment Plan - Steve Burkhart made a motion to accept indefinite extension letter, seconded by Sheldon Martin. All agreed. Motion carried.

Crossroads X LLC – need an extension letter, Jayne Seifrit will contact them again.
Airstate Group LLC – They are waiting for their permit. Jeffrey Steckbeck stated the Board of Supervisors did not defer the improvements to Airport Road and Old Route 22 or the buffer. They will address buffer at their meeting June 21, 2021.

Neal and Ella Mae Hoover – going to the Zoning Hearing Board

Burger King – Betsy Bowman made a motion to approve the final plan on the condition that all items from SESI review letter dated June 8, 2021 are complied with, seconded by Michael Orendo. All agreed. Motion carried.

New Subdivisions

Bethel Business Park – Revision to approved plan

Jeffrey Steckbeck stated they have taken lot 5 and showed the trailer parking on the plan. Michael Orendo made a motion to accept the plan for review, seconded by Steve Burkhart. All agreed. Motion carried.

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 Michael Orendo and seconded by Steve Burkhart to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 7:51 pm.

Respectfully Submitted

Jayne K Seifrit, Township Secretary