BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES

September 14, 2021

The Bethel Township Planning Commission meeting was called to order by Bill Straw at 7:05 pm. Members present were Betsy Bowman, Steve Burkhart, Bill Straw, Sheldon Martin, Michael Orendo and George Shollenberger. 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 was present to discuss John Zook adding greenhouses and retail space. The application went to the Zoning Hearing Board, it was denied as the applicant did not show stormwater or parking plans, it would double the size, and they are likely further expand in the future. Stephen Price stated there is a process in place to assist property owners to do what they want to do, and ensure the neighbors and community rights are preserved. Brynn Schaffer stated they were looking to do inexpensively and not need Land Development Plan. The application would need to go back to the Zoning Hearing Board with parking and stormwater shown, once that is done the rest is minimal.

Approval of Minutes
Betsy Bowman made a motion to approve minutes from August 10, 2021, seconded by Sheldon Martin. All agreed. Motion carried.

Solicitor – Stephen Price
Nothing new to report

Engineer – Jeffrey Steckbeck –
Jeffrey Steckbeck stated work is being done on Faust North Road and Midway Road due to flooding.

Zoning Officer – Robin Royer
Robin Royer stated she will address any items from her report. Robin Royer stated the lighting issue at 9141 Old Route 22 are real concerns and Jeffrey Steckbeck shared his contacts with her. They are working to address the lighting issue. Jeffrey Steckbeck stated they have an expert coming to measure the lumens from the site. It was asked if there were water issues from the warehouse site. Jake Meyer stated he did see Thomas Hassler and he said there was water everywhere but not as a result of the warehouse site.

Subdivisions
Airstate Group LLC
EMA letter concerning fire safety recommendations, it will be sent to the applicant and engineer.

H Frederick Bowman, Gerald and Linda Bowman and Bowman Farm Enterprises, LLC LDP
The Board of Supervisors accepted an extension until September 14, 2021. Jeffrey Steckbeck did not receive anything from the applicants engineer.

550 and 551 Brown Rd
EMA letter concerning fire safety recommendations, it will be sent to the applicant and engineer.

Hoover
Their application to the Zoning Hearing Board was denied. They are regrouping. We will ask for a withdraw letter for this plan.

Moyer Subdivision
George Shollenberger made a motion to accept extension until January 8, 2022, seconded by Michael Orendo. All agreed. Motion carried.

M D & B Annexation
Michael Orendo made a motion to accept extension until January 8, 2022, seconded by Betsy Bowman. All agreed. Motion carried.

New Subdivisions
Moyer Subdivision (George/Pearl)
DeVon Henne introduced the plan. Clean and Green was brought up, DeVon Henne will have the conversation with the Moyer’s. Bill Straw made a motion to accept plan for review, seconded by Steve Burkhart. All agreed. Motion carried. Planning Waiver – Bill Straw made a motion to have Betsy Bowman sign the planning waiver and non-building waiver, seconded by Michael Orendo. All agreed. Motion carried.

Unfinished Business
SALDO – nothing at this time

New Business

Public Comment
Alicia Nye stated the ambulance is requesting signage for the warehouses. It was stated this is a Board of Supervisors issue.
Betty Martin stated the Hoover plan is going to be asked for a withdraw letter. She then asked if this is the way it is for all plans past time. Stephen Price stated it is different circumstances for each plan.

Adjournment
A motion was made by Michael Orendo and seconded by Steve Burkhart to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 7:41 pm.

Respectfully Submitted
Jayne K Seifrit, Township Secretary