BETHEL TOWNSHIP
PLANNING COMMISSION
MINUTES

January 11, 2022

The Bethel Township Planning Commission meeting was called to order by Jayne Seifrit at 7:03 pm. Members present were Betsy Bowman, George Shollenberger, Michael Orendo, Steve Burkhat and Bill Straw. Also, present were Elizabeth Magovern, Solicitor; Jeffrey Steckbeck, Engineer; Robin Royer, Zoning Officer (via Zoom); and Jayne Seifrit. Other interested persons were in attendance and on Zoom.

Reorganization
Jayne Seifrit asked for nomination for Chairman, Michael Orendo nominated Bill Straw, seconded by Betsy Bowman. All agreed. Motion carried.
Bill Straw asked for Vice Chairman nominations, Bill Straw nominated Michael Orendo, seconded by George Shollenberger. All agreed. Motion carried.
George Shollenberger made a motion to nominate Betsy Bowman as Secretary, seconded by Bill Straw. All agreed. Motion carried.

Public Comment on Agenda

Hearing of Visitors

Approval of Minutes
Michael Orendo made a motion to approve minutes from December 14, 2021, seconded by Betsy Bowman. All agreed. Motion carried.

Solicitor – Elizabeth Magovern
Bill Straw welcomed Liz Magovern; Liz stated she will be sharing Solicitor duties for the PC with Michelle Mayfield.

Engineer – Jeffrey Steckbeck –
Michael Orendo asked if there is anything being done with the reported glare at the Sunoco. Jeffrey Steckbeck stated he will measure the lumens.

Zoning Officer – Robin Royer
Robin Royer stated there are three items of interest to report. One of those being 281 Musselman Rd, Jeremy Martin. He would like to erect a large agricultural building for keeping livestock. Intensive agriculture is practiced on the lot, therefore the structure must meet the required setbacks, which as is does not.
Jeremy Martin may request a dimensional variance for the setbacks. He will also have to request from the Berks County Conservation District a variance for the location of the manure storage.
Robin Royer stated the owner KADA LLC of 419 Frystown Road would like to convert what was know as the leather shop to an apartment house with 8 units. It will require a special exception and several variance requests.
Robin Royer reported on a request for a driveway for 203 Kline Road. They would like to improve an existing farm lane; may be close to the property line. More information has been requested.

**Subdivisions**

**Daub Warehouse**
Jeffrey Steckbeck stated the property has been sold and they are looking at reconfiguring the project. Jeffrey Steckbeck recommends they withdrawal the current plan.

**Airstate Group**
Jeffrey Steckbeck heard from the Banker for the project. They are looking at doing some site work in spring using the preliminary plan approval.

**550 and 551 Brown Rd**
Alicia Nye stated the EMA has sent them concerns to consider on their plans.
Jayne Seifrit stated information will be forwarded to new engineer.
Michael Orendo made a motion to accept extension until April 30, 2022, seconded by Betsy Bowman. Al agreed. Motion carried.

**M D & B**
Jeffrey Steckbeck stated nothing new, they are continuing to work through wetland issues.

**Hoover**
Nothing at this time

**Helena LD**
Berks County Planning Commission review letter received. NPDES received January 5, 2022. Alicia Nye asked if it is known what material is being stored in the new building. It is not known. Alicia Nye asked if Robin Royer can get that information. Alicia Nye will email her contact information to Robin Royer.

**Epler Subdivision**
Jeffrey Steckbeck handed out maps showing the project. He explained what is on the maps, with lot C land locked. The lots will be reconfigured, with flag lots. Robin Royer stated a section within section 1030 could address this. Jeffrey Steckbeck and Robin Royer will look at the section to see if it applies. Randy Wrights is awaiting written comments.

**New Subdivisions**

**270 Midway Rd**
Jeffrey Steckbeck commented the SW has already been constructed and the data would remain the same for this plan. Robin Royer stated it does not increase SW, she will be looking at the parking. Bill Straw is questioning if it was approved as possible two tenant. Bill Straw would like them to look at all of the traffic going out onto Midway Road. Bill Straw made a motion to accept for review, seconded by Michael Orendo. All agreed. Motion carried.
Unfinished Business
   SALDO – nothing at this time

New Business
   Annual Report – Bill Straw stated members should look over the report for action next month.
   Ethics forms due May 1, 2022
   Meeting date for November, on election day – Members will look at calendars for November meeting

Public Comment

Adjournment
   A motion was made by George Shollenberger and seconded by Michael Orendo to adjourn the meeting. All agreed. Motion carried. Meeting adjourned at 7:47 pm.

Respectfully Submitted

[Signature]

Jayne K Seifrit, Township Secretary