

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 23, 2019**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 7:30 p.m. at the Bethel Township Building, 3015 S. Pine Grove Street, Fredericksburg, Pa with the following people present.

Dale Speicher	Chairman
Bruce Light	Vice-Chairman
David Brubaker	Board Member
Beverly Martel	Board Member
Christine Spangler	Board Member
James McCarthy	Township Engineer
Melissa Johnson	Recording Secretary

Approximately 13 audience members were in attendance.

COMMENTS - None.

MINUTES - David Brubaker made a motion to approve the March minutes as presented, seconded by Beverly Martel. All voted in favor.

OLD BUSINESS

Bell and Evans Processing Plant – Beverly Martel made a motion to accept the time extension of August 19, 2019, seconded by Christine Spangler. All voted in favor.

Bruce Heilinger Poultry Operations - Pending.

Jacob Light Poultry Barns - Pending.

AIRBNBS - Some discussion was held. Chairman Speicher attended a seminar at the PSATS Educational Conference, and this is a hot item right now, but without definitions in the zoning regulations there is not much that can be done.

Solicitor Enck will be sending more information, the Lancaster County Planning Commission Short-Term Rental Regulations Report can be found on their website and Bert Nye from Red Barn offered to email the township West Cocalico Township's regulations.

Act 209 Traffic Impact Fee District – Pending, Supervisors tabled until all three members were present.

Timothy and Andrea Showers, 181 Market Drive - Zoning Change Request – Attorney George Christianson, Patrick Lafferty, Timothy Showers and Andrea Showers were present to discuss the zoning change request from rural residential to highway commercial at 181 Market Drive.

Attorney George Christianson agreed that they would pay the expenses for the zoning change.

After a lengthy discussion, Beverly Martel made a motion that because we feel that the township as a whole needs the comprehensive plan to be looked at more thoroughly before we take one area and rezone it, that we are recommending not to rezone the property at 181 Market Drive, because of that main reason along with; the effects of residential neighbors, the increase of truck traffic, possible closing of Market Drive, unknown use with it being rezoned, the need for sewer and water, and puts pressure on the township to rezone/develop other parcels north of I-78 causing a domino effect, pedestrian issues and fire protection and the pros are that the property is next to the interstate, the property is adjacent to like-minded properties, the tax increase, and will bring jobs, seconded by Christine Spangler. Bruce Light, Beverly Martel, Christine Spangler, and Dale Speicher voted in favor. David Brubaker was opposed. The motion carried with a 4-1 vote.

Russell Rzeplinski, 857 Pine Grove Road, Andrea Rzeplinski, 857 Pine Grove Road, Lisa Brummett, 852 Pine Grove Road, Andrea Showers, 181 Market Drive, Tim Showers, 181 Market Drive, and Wendy Shollenberger, 800 Pine Grove Road, all commented.

NEW BUSINESS

Seth Oberholtzer Residence and Greenhouses – Beverly Martel made a motion to accept the plan for review, seconded by Bruce Light. David Brubaker abstained from voting due to being one of the property owners. The motion carried.

Sewage Planning Module – Beverly Martel made a motion to recommend approval of the Sewage Planning Module as presented to the Board of Supervisors, seconded by Bruce Light. David Brubaker abstained from voting due to being one of the property owners. The motion carried.

Waivers – pending next month's meeting.

The Board members agreed that they are ok with security level dusk to dawn lighting at the entrances to the greenhouses.

Discussion was held on the recreational fees. Engineer McCarthy will calculate the numbers employees versus square footage of the greenhouses and the lesser of the two will be charged.

241 Freeport Road, Tanker Wash Addition – Waiver Request – Bert Nye was present to discuss the waiver request of land development.

After some discussion, Bruce Light made a motion to recommend granting the waiver of land development, with a zoning and stormwater review, seconded by Beverly Martel. David Brubaker abstained from voting due to owning the property. The motion carried.

ADJOURNMENT - With no further business, Beverly Martel made a motion to adjourn the meeting at 9:34 p.m., seconded by Christine Spangler. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary