

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 26, 2018**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 8:00 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
Melissa Johnson	Recording Secretary
Kevin Ember	Township Engineer

COMMENTS - None.

MINUTES - David Brubaker made a motion to approve the May minutes as presented, seconded by Bruce Light. All voted in favor.

OLD BUSINESS

Kevin and Lauren Snader Chicken Houses - Kevin Snader and Chad Smith from Steckbeck Engineering were present to discuss the plan.

Beverly Martel made a motion to accept the time extension of July 23, 2018, seconded David Brubaker. All voted in favor.

The Zoning Hearing Board decision, the Lebanon County Conservation District approval letter for NPDES Permit No. PAC380072 and the Lebanon County Conservation District verification letter was received.

The update plan with the minor changes were not submitted to McCarthy for review and the required nine (9) sets of the signed sealed final plans were not available at the meeting.

Christine Spangler made a motion to table the approval of the final plan until the minor changes to the plan are reviewed by Engineer Ember and the final nine (9) sets of signed sealed plans are submitted to the Planning Board, seconded by Beverly Martel. All voted in favor.

Dale Snader commented on what needs to be done to make sure the plan is not held up again next month. It was recommended that a pdf of the plan is sent to McCarthy Engineering before the next meeting, so they can verify the changes and that the sign and sealed plans are submitted to the township.

Bell and Evans Processing Plant - No representative was present to discuss the plan.

A time extension is needed.

Christopher Lincoln from Traffic Planning and Design, Inc. was present to answer any questions for the Board.

Discussion was held on the Traffic Impact Study review letter from Traffic Planning and Design. The Board would like conformation of exactly how many number of employees will be employed. The number given to the Board was 1800 employees, but the report states 1300 employees, the Board believes the number of traffic used for Mill Road is unrealistic. Mr. Lincoln will check on Mill Road being residential under the vehicle code, and the possibility on speed tables.

Donald W. Collins (formerly Janell L. Snyder) - Robert Gearhart from Matthew and Hockley was present to discuss the plan. He will address the McCarthy comments before next month's meeting.

Per Mr. Gearhart, Solicitor Enck will decide if he will recommend the Supervisors reduce the letter or credit or require a replacement, after the cost estimate is submitted.

Trio Family, LLC Sketch Plan - Bob Gearhart from Matthew and Hockley was present to discuss the HOP.

Beverly Martel made a motion to recommend approval of the awareness letter to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

NEW BUSINESS – None.

DISCUSSION -

SALDO – Discussion was held on the Traffic Impact Fee Ordinance. It was recommended that the Board of Supervisors look at the SALDO and take out the part in section 4, that states the off-site improvements identified as being needed as a result of the proposed subdivision or land development shall not be the responsibility of the developer or subdivider.

Emergency Access – Treeline Development - Beverly Martel informed the Board that she talked to Del Voight, and Elvin Shilling reached out to him to get permission to access his property to maintain the emergency access.

ADJOURNMENT - With no further business, Beverly Martel made a motion to adjourn the meeting at 9:09 p.m., seconded by David Brubaker. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary