

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 28, 2020**

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.

Beverly Martel	Board Member
David Brubaker	Board Member
Bruce Light	Board Member
Dale Snader	Board Member
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Craig Bonenberger	Township Engineer

Eight audience members were in attendance.

ELECTION OF OFFICERS

Chairman – Dale Snader made a motion to appoint Beverly Martel as Chairman, seconded by David Brubaker. All voted in favor.

Vice-Chairman – Beverly Martel made a motion to appoint David Brubaker as Vice-Chairman, seconded by Dale Snader. All voted in favor.

Secretary – Beverly Martel made a motion to appoint Melissa Johnson as Secretary, seconded by Bruce Light. All voted in favor.

COMMENTS – None.

MINUTES – David Brubaker made a motion to approve the December 2019 minutes as presented, seconded by Bruce Light. All voted in favor.

OLD BUSINESS

Bell and Evans Processing Plant – David Brubaker made a motion to accept the time extension of April 10, 2020, seconded by Dale Snader. All voted in favor.

139 S. Tan Street - Dale Richard – No action. Pending final plans.

Michael Blecker Minor Subdivision Plan and Planning Waiver and Non-Building Declaration – Christine Spangler made a motion to accept the time extension of May 3, 2020, seconded by Dale Snader. All voted in favor.

Dale Snader made a motion to recommend the Planning Waiver and Non-Building Declaration as presented to the Board of Supervisors for approval, seconded by David Brubaker. All voted in favor.

NEW BUSINESS

Housing Development Corporation Mid Atlantic – Beach Run Apartments and Planning Module Exemption Mailer – Chad Smith, Steckbeck Engineering was present to discuss the plan.

Ian Rawhauer representing HDC and Joyce Myers commented.

Dale Snader made a motion to recommend the Planning Module and Exemption Mailer as presented, to the Board of Supervisors for approval, seconded by David Brubaker. All voted in favor.

Waiver Requests:

§22-510.B – Street Design (for improvements to existing streets). Existing streets shall be improved to proposed public street standards.

- A 2' grass strip between curb and sidewalk
- Additional pavement width required for on-street parking.

The proposed design increases the pavement width to a total of twelve (12) feet with curbing and sidewalk immediately adjacent to the curb. This modification is requested because of the existing utilities in the area. To widen the street to include on -street parking and to provide the 2' grass strip would require utility poles to be relocated and the water main in the area to be relocated due to cover issues. Furthermore, the sidewalks as designed matches existing conditions across the street.

Dale Snader made a motion to recommend approval of waiver request §22-510.B – Street Design (for improvements to existing streets). Existing streets shall be improved to proposed public street standards. A 2' grass strip between curb and sidewalks, to the Board of Supervisors, seconded by David Brubaker. David Brubaker, Bruce Light, and Beverly Martel voted yes. Christine Spangler voted no. The motion carried.

After a lengthy discussion, Dale Snader made a motion to recommend approval of waiver request §22-510.B – Street Design (for improvements to existing streets). Existing streets shall be improved to proposed public street standards. Additional pavement width required for on-street parking including 127 parking spaces on site, to the Board of Supervisors, seconded by David Brubaker. David Brubaker and Dale Snader voted yes. Bruce Light, Beverly Martel and Christine Spangler voted no. The motion died.

After more discussion, Christine Spangler made a motion to recommend approval of waiver request §22-510.B – Street Design (for improvements to existing streets). Existing streets shall be improved to proposed public street standards. Additional pavement width required for on-street parking, with the condition of providing 135 parking spaces onsite, to the Board of Supervisors, seconded by Beverly Martel. All voted in favor.

Discussion was held on having no-parking signs installed along Center Street.

§22-510.C(10)(a) – Where a subdivision or Land Development abuts an existing township or state street, the Developer shall dedicate additional right-of-way to the Township or State, as applicable, to the extent necessary to increase the right-of-way width of the existing street to create a right-of-way width which is equivalent to the right-of-way for new streets. The developer shall improve the existing street to the cart way width established for new streets of the same classification set forth in this chapter. The Developer shall install curbs, sidewalks, pavement widening and stormwater management facilities.

A waiver of this section is requested for the frontage along the residual lands along Pine Grove Street only. The residual lands along Center Street will be provided with addition paving (12' from road centerline), curbing and sidewalk and stormwater improvements (additional pipe and inlet). Additional sidewalks will be installed off site, to the south of the residual lands along Center Street.

David Brubaker made a motion to recommend approval of waiver request §22-510.C(10)(a) - Where a subdivision or Land Development abuts an existing township or state street, the Developer shall dedicate additional right-of-way to the Township or State, as applicable, to the extent necessary to increase the right-of-way width of the existing street to create a right-of-way width which is equivalent to the right-of-way for new streets. The developer shall improve the existing street to the cart way width established for new streets of the same classification set forth in this chapter. The developer shall install curbs, sidewalks, pavement widening and stormwater management facilities, with the condition that sidewalks be installed off site or an equivalent fee in-lieu of, if the neighbors do not agree to the construction of the sidewalks within private property, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-519.L – A 5 feet wide buffer planting strip is required around the perimeter of a residential parking compound adjacent to a resident property.

A waiver of this section is requested due to the configuration of the parking lot as it sits along the existing road and adjacent residential properties. The buffer would not be effective in this situation.

Bruce Light made a motion to recommend approval of waiver request §22-519.L – A 5 feet wide buffer planting strip is required around the perimeter of a residential parking compound adjacent to a resident property, to the Board of Supervisors, seconded by Dale Snader. All voted in favor.

§22-519.C – Interior drives between rows of parking shall have a minimum width of 25 feet where perpendicular parking is proposed.

The plan proposes a 24' wide lane width which complies with the zoning ordinance.

Dale Snader made a motion to recommend approval of waiver request §22-519.C – Interior drives between rows of parking shall have a minimum width of 25 feet where perpendicular parking is proposed, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-512.3.a and §512.3.b – Concrete curbing and sidewalks shall be installed along all existing streets.

A waiver of this section is requested for the frontage along the residual lands along Pine Grove Street only. The residual lands along Center Street will be provided with both curb and sidewalks.

Christine Spangler made a motion to recommend approval of waiver request §22-512.3.a and §512.3.b – Concrete curbing and sidewalks shall be installed along all existing streets, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-512.C.2 – Street Light spacing shall be equal to approximately 4 times the height of the standard.

Three (3) street lights are proposed approximately 250' apart. Street light spacing at 48' apart seems excessive and would provide for too much illumination for the area.

After some discussion, David Brubaker made a motion to recommend approval of waiver request §22-512.C.2 - Street Light spacing shall be equal to approximately 4 times the height of the standard, with the condition of adding one more street light south of the subject parcel along the residual lands between two existing street signs for a total of four (4) street lights approximately 250' apart, to the Board of Supervisors, seconded by Dale Snader. All voted in favor.

§22-519.O – 5% Interior Landscaping requirements.

The interior landscaping areas were eliminated to add additional much needed parking spaces at the request of the Township's Planning Commission.

Bruce Light made a motion to recommend approval of waiver request §22-519.O – 5% interior Landscaping requirements, to the Board of Supervisors, seconded by Dale Snader. All voted in favor.

Discussion was held on the request from Ian Rawhauer from HDC to provide them with a letter listing the outstanding items that need to be completed before the plan will be approved. The Board agreed this should be in the review letter. Craig Bonenberger from McCarthy Engineering will check with Solicitor Enck.

Comprehensive Plan – Discussion was held on the suggestion of Dale Snader to have the Comprehensive Plan update and/or reviewed. No comments were received from the public.

Dale Snader made a motion to ask the Board of Supervisors to look-into the process of updating and/or reviewing the Comprehensive Plan, seconded by David Brubaker. All voted in favor.

ACT 205 – Traffic Impact Study – Discussion was held on the status of the ACT 205 – Traffic Impact Study.

ADJOURNMENT - With no further business, Dale Snader made a motion to adjourn the meeting at 9:27 p.m., seconded by Beverly Martel. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary