

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
MAY 26, 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	Chairman
David Brubaker	Absent
Bruce Light	Board Member
Dale Snader	Board Member
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Craig Bonenberger	Township Engineer – through Zoom

Also, in attendance through Zoom, due to the COVID-19, were approximately 11 audience members.

**COMMENTS** - None.

**MINUTES** – Bruce Light made a motion to approve the April minutes as presented. Seconded by Dale Snader. All voted in favor.

**OLD BUSINESS**

**Bell and Evans Processing Plant** - Act 15 time limit is until June 24, 2020.

Scott Sechler, Mike Bracella, Dan Chirico all from Bell and Evans, Tim Dietrich, attorney for Bell and Evans and Jeff Steckbeck from Steckbeck Engineer commented on the plan.

Per Craig Bonenberger from McCarthy Engineering there are four main outstanding issues; the traffic impact study approval (a meeting has not been scheduled to date), the NPDES permit, ENS approval and the written zoning hearing discussion from their May 5, 2020 zoning hearing.

Also there are minor drafting issues that Mr. Bonenberger feels can be corrected very easily in the next round of revisions.

Attorney Dietrich, Mr. Bracella, and Mr. Steckbeck all assured the Planning Board that Bell and Evans is willing to complete all reasonable road improvements suggested by their traffic engineer by the time the plant opens, including Blue Mountain Road and Chestnut Hill Road.

Attorney Dietrich assured Solicitor Enck that they will be paying the Park and Recreation fee.

Bruce Light made a motion to recommend conditional approval of the plan based on John Enck reviewing the agreement for the Supervisors to make sure it addresses the traffic impact study, which meets the desires of the township, that all the outstanding comments in the McCarthy Engineering review letter are addressed and they have an approved cost estimate for the construction. Seconded by Dale Snader. Christine Spangler was opposed. The motion carried.

**Michael Blecker Minor Subdivision Plan** - Act 15 time limit is until July 17, 2020. Pending DEP approval.

**Family Harvest Mennonite Church Annexation/Lot Consolidation** - Act 15 time limit is until August 8, 2020.

**Kenneth & Audrey Mull Minor Subdivision/Lot Addition Plan** - Act 15 time limit is until August 18, 2020. Pending plan revisions.

**Rte 22 Self Storage Preliminary/Final Land Development Plan** – Doug Matthew was present through Zoom to discuss the plan.

Waiver Request:

§22.304 – Preliminary Plan – Dale Snader made a motion to recommend approval of waiver request §22.304 – Preliminary Plan, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§23.111.9.A – Infiltration of the 1-year Storm Event – Dale Snader made a motion to recommend approval of waiver request §23.111.9.A – Infiltration of the 1-year Storm Event, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§23.113.5 – Minimum Pipe Slope and Minimum Pipe Cover – Dale Snader made a motion to recommend approval of waiver request §23.113.5 – Minimum Pipe Slope and Minimum Pipe Cover, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

§23.114.3 – Emergency Spillway Freeboard – Dale Snader made a motion to recommend approval of waiver request §23.114.3 – Emergency Spillway Freeboard, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§22.304.C.5.a – Plan Scale – Bruce Light made a motion to grant waiver request §22.304.C.5.a – Plan Scale. Seconded by Dale Snader. All voted in favor.

§22.510.C.14 – Clear Site Triangle – Dale Snader made a motion to recommend approval of waiver request §22.510.C.14 – Clear Site Triangle, to the Board of Supervisors. Seconded by Bruce Light. Christine Spangler abstained from voting due to being employed by PennDOT. The motion carried.

**Draft Flood Plain Ordinance 061120** - Dale Snader made a motion to recommend approval of proposed Flood Plain Ordinance 061120, with no comments, to the Board of Supervisors. Seconded by Beverly Martel. All voted in favor.

## **NEW BUSINESS**

**Beach Run Apartments Project** - Chad Smith from Steckbeck Engineering was present through Zoom to discuss his request to revise the road widening detail, which accidentally show a detail on Sheet 14 which shows the existing road to be milled and overlaid to the center of the street.

Dale Snader made a motion to recommend approval to allow a 12” pavement notch into the existing wearing course, which is what the township ordinance requires, to the Board of Supervisors. Seconded by Bruce Light. Christine Spangler opposed. The motion carried.

**ADJOURNMENT** - With no further business, Dale Snader made a motion to adjourn the meeting at 8:40 p.m. Seconded by Christine Spangler. All voted in favor.

Respectfully Submitted,

Melissa Johnson  
Recording Secretary