

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
February 23, 2021**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 7:00 p.m. at the Bethel Township Building, 3015 S. Pine Grove Street, Fredericksburg, Pa with the following people present.

Beverly Martel	Chairman
David Brubaker	Vice-Chairman
Bruce Light	Board Member
Dale Snader	Board Member
Christine Spangler	Board Member – teleconference
Melissa Johnson	Recording Secretary
Matthew Mack	Township Engineer

Also, in attendance were approximately six (6) audience members.

COMMENTS – None.

MINUTES – Bruce Light made a motion to approve the January 26, 2021 minutes as presented. Seconded by David Brubaker. All voted in favor.

OLD BUSINESS

Kenneth & Audrey Mull Minor Subdivision/Lot Addition Plan – Pending.

Rte 22 Self Storage Preliminary/Final Land Development Plan – Pending. Will need time extension.

Family Harvest Mennonite Church Stormwater Plan – Pending.

Aaron Smoker, 896 Pine Grove Road, Land Development Plan – Pending.

Hoover Farm Subdivision – DeVon Henne was present to discuss the plan.

Waiver Requests:

§23-113.5 – Storm Sewer Pipe Size

Dale Snader made a motion to recommend granting waiver request §23-113.5 – Storm Sewer Pipe Size, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§23-114.10 – Minimum Bottom Slope

The request was withdrawn.

§22-403.C.5 – Plan Scale

David Brubaker made a motion to grant waiver request §22-403.C.5 – Plan Scale. Seconded by Dale Snader. All voted in favor.

Mr. Henne stated he needs a PennDot HOP Awareness Letter. He was informed he needs to put his request in writing.

Northern Lebanon School District – Elementary (K-6) School – Chad Smith, Steckbeck Engineering was present to discuss the plan.

Discussion was held on the following waiver requests:

§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 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 the chapter. The Developer shall install curbs, sidewalks, pavement widening and stormwater management facilities.

David Brubaker made a motion to recommend granting waiver request §22-510.C(10)(a) – only for the required cart way width of 15 feet to be 14 feet, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

A drawing submitted by Steckbeck Engineering is included with the minutes.

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

The request was withdrawn.

Chad Smith, Steckbeck Engineering stated they will install a 5 foot sidewalk with a 3 foot grass buffer and a 3 foot pavement shoulder.

The Board agreed curbs and sidewalks would be required as per the township ordinance.

Christine Spangler asked that they check the road construction due the high volume of trucks using the road from the chicken plants.

§22-512.C – Street Lights shall be provided along all new streets and along all streets abutting a subdivision or land development within all zoning district with the exception of the Agricultural District.

The request was withdrawn.

The Board agreed some kind of lighting will be required.

Gary Messinger stated there are no plans to install lighting at the fields at this time.

Dale Snader asked they look into lighting along the pedestrian path entering the property from Mountain Stream Village.

Discussion was held for the need of a light at the intersection of School Drive and Airport Road.

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

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

§22-503.C.1 – Landscaping Buffer is required when a nonresidential use adjoins a residential use.

David Brubaker made a motion to recommend granting waiver request §22-503.C.1 - Landscaping Buffer is required when a nonresidential use adjoins a residential use, to the Board of Supervisors. Seconded by Dale Snader. All voted in a favor.

Discussion was also held on a roundabout, sidewalks being installed approximately 870 linear feet to match up with the Mountain Stream Village Development, and a possible traffic signal at Rte 22 and School Drive.

NEW BUSINESS

Dwight L. Zimmerman Poultry Operation - Bruce Light made a motion to accept the plan for review. Seconded by David Brubaker. All voted in favor.

Waiver Requests:

§3.04 – Preliminary Plan

Dale Snader made a motion to recommend granting waiver §3.04- Preliminary Plan, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§4.03.C.5.a – Plan Scale

Dale Snader made a motion to grant waiver §4.03.C.5.a – Plan Scale. Seconded by David Brubaker. All voted in favor.

§4.03.C.2 & 3 – Property Boundary Survey

David Brubaker made a motion to recommend granting waiver request §4.03.C.2 & 3 –Property Boundary Survey, to the Board of Supervisors. Seconded by Bruce Light. Dale Snader was opposed. The motion carried.

§22-408.C(9) – Hydrological Study

Dale Snader made a motion to recommend granting waiver request §22-408.C(9) – Hydrological Study, due to the preexisting use, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§512.C(10)(a)(b) – Curbing and Sidewalk

Dale Snader made a motion to recommend granting waiver request §512.C.(10)(a)(b) – Curbing and Sidewalk, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§510.C(10)(a)(b) – Improvement of Existing Streets

Dale Snader made a motion to recommend granting waiver request §510.C(10)(a)(b) – Improvements of Existing Street, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§520.I and/or 520.3 – Prime Open Space and Recreational Area

Bruce Light made a motion to recommend granting waiver request §520.1 and §520.3 – Prime Open Space and Recreational Area, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§503.2.C(1) – Non-Residential Structure Require Buffer Screening

Dale Snader made a motion to recommend granting waiver request §503.2.C(1) – Non-Residential Structure Require Buffer Screening, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§510.C(16) – Two Separate and Distinct Means of Access

Bruce Light made a motion to recommend granting waiver request §510.C(16) – Two Separate and Distinct Means of Access, to the Board of Supervisors. All voted in favor.

§13.e – Stormwater Pipe Size

David Brubaker made a motion to recommend granting waiver request §13.e – Stormwater Pipe Size, to the Board of Supervisors. All voted in favor.

Comprehensive Plan and Act 209 Transportation Impact Fee Study – Dale Snader made a motion to recommend to the Board of Supervisors that the township update the comprehensive plan and start the process to adopt the Act 209 Transportation Impact Fee Study. Seconded by David Brubaker. All voted in favor.

ADJOURNMENT - With no further business, Bruce Light made a motion to adjourn the meeting at 8:54 p.m. Seconded by Dale Snader. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary