

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
March 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
Melissa Johnson	Recording Secretary
Matthew Mack	Township Engineer

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

COMMENTS – None.

MINUTES – Dale Snader made a motion to amend the February 23, 2021 meeting minutes to change the title from the Traffic Impact Study to the official name of Act 209 Transportation Impact Fee Study. Seconded by Christine Spangler. All voted in favor.

David Brubaker made a motion to approve the February 23, 2021 minutes as amended. Seconded Dale Snader. All voted in favor.

OLD BUSINESS

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

Rte 22 Self Storage Preliminary/Final Land Development Plan – Dale Snader made a motion to accept the time extension of June 30, 2021. Seconded by David Brubaker. All voted in favor.

Family Harvest Mennonite Church Stormwater Plan – Pending.

Aaron Smoker, 896 Pine Grove Road, Land Development Plan – Russell Frantz from Matthew and Hockley was present to discuss the plan.

Waivers:

§403.C(5)(a) – Preliminary Plan

Dale Snader made a motion to recommend granting waiver request §403.C(5)(a) – Preliminary Plan, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

§403.C(5)(a) – Scale

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

§510.B&C. – Collector streets require a 24' cartway and a 7' improved shoulder and improving the street that abuts a land development.

No action. Pine Grove Road is a PennDOT road.

§510.C.(14) – Provide clear site triangles for all driveways

Bruce Light made a motion to recommend granting waiver §510C.(14) – Provide clear site triangles for all driveways, to the Board of Supervisors. Seconded by David Brubaker. Christine Spangler was opposed. The motion carried.

§520.1 – Dedication of open space and recreation area or offer to pay a fee in lieu of dedication.

Bruce Light made a motion to recommend granting waiver request §5210.1 – Dedication of open space and recreation area or offer to pay a fee in lieu of dedication, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§111.10 – Multiple point discharges within 50' of a stream

Dale Snader made a motion to recommend granting waiver request §111.10 – Multiple point discharges within 50' of a stream, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§113.5 – Minimum diameter of pipe to be 15" with a minimum slope of 0.35

David Brubaker made a motion to recommend granting waiver request §113.5 – Minimum diameter of pipe to be 15" with a minimum slope of 0.35, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

Discussion was held on the waiver for the need of a wetland delineation determination letter, although hydric soils are present on the clients property, the project area is located outside the hydric soil area. Engineer Mack advised them to drive by the property and place a note on the plan with their findings.

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

Dale Snader made a motion to accept the extension of July 8, 2021. Seconded by David Brubaker. All voted in favor.

Bruce Light made a motion to recommend the approval of sending a Highway Occupancy Awareness Letter to PennDOT, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

Discussion was held on the street number comment. The zoning officer issues addresses with the approval of a zoning permit.

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

David Brubaker made a motion to accept the time extension of June 11, 2021. Seconded by Dale Snader. All voted in favor.

Dale Snader made a motion to approve the Chairman, Beverly Martel signing the Component 4B. Seconded by Bruce Light. All voted in favor.

Discussion was held on the need for a left turn lane into the high school heading north, the roundabout, which Mr. Smith stated the slopes are excessive and not required, the intersection at Airport Road, the traffic study and the 12' decorative lighting.

Dwight L. Zimmerman Poultry Operation - Bruce Light made a motion to recommend the approval of sending a Highway Occupancy Awareness Letter to PennDOT. Seconded by David Brubaker. All voted in favor.

Act 209 TIS Recommendation – After a lengthy discussion, David Brubaker made a motion to forward the recommendations onto the Board of Supervisors with priority on the enactment of the Act 209 Transportation Impact Fee Study. Seconded by Dale Snader. All voted in favor.

Mr. Snader would like to see this item placed on the Supervisors April township agenda.

NEW BUSINESS

Corey and Kimberly Wolfe Preliminary/Final Land Subdivision – Christine Spangler made a motion to accept the plan for review. Seconded by David Brubaker. All voted in favor.

Northern Lebanon School District High School Athletic Fields Stormwater Management Plan - Dale Snader made a motion to accept the plan for review. Seconded by David Brubaker. All voted in favor.

Chad Smith from Steckbeck Engineering was present to discuss the plan.

This plan is for the fields only. There are two buildings proposed on which will require a land development plan.

Mike Marlowe commented.

ADJOURNMENT - With no further business, David Brubaker made a motion to adjourn the meeting at 8:32 p.m. Seconded by Christine Spangler. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary