

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 17, 2023**

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
Matt Mack	Township Engineer

Approximately ten (10) audience members were in attendance.

ELECTION OF OFFICERS – Bruce Light made a motion to appoint Beverly Martel, Chairman, David Brubaker, Vice-Chairman and Melissa Johnson, Recording Secretary. Seconded by Christine Spangler. All voted in favor.

COMMENTS – Chairman Martel announced due to a new law agendas must be placed on the website and posted at the township 24 hours before a meeting.

Alex Kinzey, Steckbeck Engineering and Mike Bracrella were present to comment on the Chestnut Hill Road and Blue Mountain Road intersection. Two plans were left for the Board to review and comment on.

MINUTES – David Brubaker made a motion to approve the December 20, 2022 minutes as presented. Seconded by Dale Snader. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan - Pending.

Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan – Pending.

Paul & Susan Quanbeck Major Preliminary/Final Land Development Plan – Pending. A time extension is needed before the February Township Meeting.

The Board acknowledges that a highway occupancy acknowledgement letter was sent to PennDOT.

Photovoltaic (PV) Solar Panel Regulations (Solar Farm) – Engineer Mack reported on the workshop meeting with the township solicitor and Supervisors. An email was sent to all the Board members regarding upcoming webinars.

Donnie Zabinski Commercial Operations – Molly Hughes from Red Barn Consulting was present to discuss the plan.

A letter from PennDOT will be required to verify they do not want curbs and sidewalks along Legionaire Drive.

John & Rebecca Fisher & Sharon Mennonite Fellowship Minor Subdivision Plan –

Waiver Requests:

§402.C.5: Minor Subdivisions - Maps and Data

Bruce Light made a motion to recommend approval of waiver request §402.C.5 – Maps and Data, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§22-510-C(10)(b): Improvement of Existing Streets and Intersections

Dale Snader made a motion to recommend approval of the deferral of waiver request §22-510-C(10)(b) – Improvements of Existing Street and Intersections, to the Board of Supervisors. Seconded by David Brubaker. Christine Spangler abstained from voting due to being employed by PennDOT. The motion carried.

Corey & Kimberly Wolfe Minor Subdivision Plan – Pending DEP approval. A time extension will be needed before the February Township Meeting.

Greenview Tractor Land Development Plan – Brynn Schaffer from Carta Engineering was present to discuss the plan.

Discussion was held on the recreation fees, the Board agreed that only the disturbed area should be used when calculating the park and recreation fee.

David Brubaker made a motion to recommend approval of the plan as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

NEW BUSINESS

Patrick Piergallini Residence Stormwater Management Plan – David Brubaker made a motion to accept the plan for review. Seconded by Dale Snader. All voted in favor.

Waiver Requests:

§22-304 & 305: Land Development Plan

Bruce Light made a motion to recommend approval of waiver request §22-304 & 305 - Land Development Plan, to the Board of Supervisors, with a condition that the residence cannot be converted to commercial space. Seconded by Dale Snader. All voted in favor.

§23-115.4: Stormwater Easement

Dale Snader made a motion to recommend approval of waiver request §23-115.4 - Stormwater Easement, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Ethic Statements – Forms were provided to the Board to be completed and return to the township office.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 7:39 p.m. Seconded by Dale Snader. All voted in favor.

Melissa Johnson, Recording Secretary