

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 21, 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 nine (9) audience members were in attendance.

COMMENTS - None.

MINUTES - Dale Snader made a motion to approve the January 17, 2023 minutes as presented. Seconded by David Brubaker. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan – Engineer Mack reached out to the consultant for an update on the plan. The consultant will reach out to the church to find out what their intentions are with the plan.

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

Paul & Susan Quanbeck Major Preliminary/Final Land Development Plan – David Brubaker made a motion to accept the time extension of May 21, 2023. Seconded by Christine Spangler. All voted in favor.

James Skipper from Chrisland Engineering commented.

Photovoltaic (PV) Solar Panel Regulations (Solar Farm) – Discussion was held on the proposed ordinance 040323. Solicitor Enck will be asked about the 45 day requirement for the County Planning Board and the solar farm max acreage.

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

An email was received from Nicholas Jones from PennDOT stating the Department’s stance would be that they would not prefer the sidewalk be placed in their right of way.

After discussion, Beverly Martel made a motion to recommend approval of waiver §22-513.3.A & 22-512.3.B – Curbs and Sidewalks and §22-512.C – Street Lighting on the west side of the street in lieu of equivalent fees paid to the Township, to the Board of Supervisors. Seconded by Bruce Light. Beverly Martel, Bruce Light and David Brubaker voted in favor. Dale Snader voted no, Christine Spangler abstained from voting due to being employed by PennDOT. The motion carried.

Kevin Caffery commented on the installation of the curbs, sidewalks, street lighting and the parking lot lighting.

Sewage Planning Module – David Brubaker made a motion to recommend approval of the Sewage Planning Module as presented, to the Board of Supervisors. Seconded by Bruce Light. Beverly Martel, Bruce Light, David Brubaker and Christine Spangler voted in favor. Dale Snader voted no. The motion carried.

John & Rebecca Fisher & Sharon Mennonite Fellowship Minor Subdivision Plan - James Skipper from Chrisland Engineering was present to discuss the plan.

Waiver Request:

§22-402.E.(5): Certifications & Dedications

Dale Snader made a motion to recommend approval of waiver request §22-402.E.(5) – Certifications and Dedications for the residue lot, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

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

Bruce Light made a motion to recommend approval of the plan as presented, based upon Engineer Mack's letter, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Corey & Kimberly Wolfe Minor Subdivision Plan – James Skipper from Chrisland Engineering was present to discuss the plan.

David Brubaker made a motion to accept the extension request of June 9, 2023. Seconded by Dale Snader. All voted in favor.

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

Patrick Piergallini Residence Stormwater Management Plan – Bruce Light made a motion to recommend the plan for approval as presented, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

NEW BUSINESS

Randy Martin Implement Shed Stormwater Management Plan – Christine Spangler made a motion to accept the plan for review. Seconded by Bruce Light. All voted in favor.

Arlin & Stacy Zimmerman, 712 Shirksville Road Land Development Plan – James Skipper from Chrisland Engineer was present to discuss the plan.

The plan did not make the two-week submission deadline.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 7:52 p.m. Seconded by Beverly Martel. All voted in favor.

Melissa Johnson, Recording Secretary