

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 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
Dale Snader	Board Member
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Matt Mack	Township Engineer

Approximately eight (8) audience members were in attendance.

COMMENTS - None.

MINUTES – David Brubaker made a motion to approve the February 21, 2023 minutes as presented. Seconded by Christine Spangler. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan – David Brubaker made a motion to accept the time extension of July 25, 2023, to permit enough time to gather the information that was requested and also, give the church ample time to finalize planning for this project. Seconded by Christine Spangler.

Bell and Evans – Chestnut Hill Rd/Blue Mountain Road Improvements – Alex Kinzey, Steckbeck Engineering and Mike Bracrella, Bell and Evans were present to discuss the road improvements.

Dale Snader made a motion to recommend approval of concept #2, to the Board of Supervisors. Seconded by David Brubaker. Christine Spangler was opposed. Beverly Martel, David Brubaker and Dale Snader voted in favor. The motion carried.

Mr. Bracrella stated that Bell and Evans would like the employees to be able to make a right turn after the improvements are completed.

Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan – Alex Kinzey, Steckbeck Engineering was present. A time extension will be need by the April Supervisors meeting.

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

Waiver Requests:

§22-304: Major Subdivision or Land Development Plan

Dale Snader made a motion to recommend approval of waiver request §22-304 - Major Subdivision or Land Development Plan, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-403.C.5(a): Major Subdivisions: Map and Data

Dale Snader made a motion to grant waiver request §22-403.C.5(a) - Major Subdivisions: Map and Data. Seconded by Christine Spangler. All voted in favor.

§22-503.C(1): Natural Features

David Brubaker made a motion to recommend approval of §22-503.C(1) – Natural Features, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§22-510B & §22-510C(10)(b): Improvements of Existing Streets and Intersections

§22-512: Utilities, Curbs & Sidewalks

§3(a): Sidewalks

Dale Snader made a motion to recommend approval of the deferral of waiver requests §22-510B & §22-510C(10)(b) - Improvements of Existing Streets and Intersections, §22-512 - Utilities, Curbs & Sidewalks and §3(a) – Sidewalks, to the Board of Supervisors. Seconded by David Brubaker. Christine Spangler abstained from voting due to being employed by PennDOT. The motion carried.

Photovoltaic (PV) Solar Panel Regulations (Solar Farm) – Dale Snader made a motion to send a letter to the Board of Supervisors recommending the enactment of Proposed Ordinance 040323, stating it's consistent with the objectives of the Bethel Township's Comprehensive Plan adopted August 2002. Seconded by David Brubaker. The motion carried.

Donnie Zabinski Commercial Operations – Dale Snader made a motion to accept the time extension of June 30, 2023. Seconded by Christine Spangler. All voted in favor.

No action on the pending waivers.

Randy Martin Implement Shed Stormwater Management Plan – Pending.

NEW BUSINESS

Arlin & Stacy Zimmerman, 712 Shirksville Road Land Development Plan – David Brubaker made a motion to accept the plan for review. Seconded by Dale Snader. All voted in favor.

Arlin Zimmerman was present to discuss the plan.

Northern Lebanon School District – High School Additions and Renovations Sketch Plan – David Brubaker made a motion to accept the plan for review. Seconded by Dale Snader. All voted in favor.

Michael Lusaitis, PE, Steckbeck Engineering and Sean Douty, AIA, Crabtree, Rohrbaugh & Associates Architects, were present to discuss the sketch plan.

The school is proposing a new gym with additional restrooms, removing the auxiliary gym, consolidating the cafeterias, making the middle school cafeteria the mat room, upgrading the auditorium, improving the science space, and making some improvements to the class rooms.

Engineer Mack stated that they may need to provide a paving overlay as part of the Land Development Plan over the entire roadway.

Discussion was held on additional proposed access, the Board suggested a right in only restricted access. And the Boards concerns with the parking, curbs and sidewalks.

The school is under a tight time frame. They would like to bid late September early October to award late October and be shovel in the ground in November or December.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 8:51 p.m. Seconded by Christine Spangler. All voted in favor.

Melissa Johnson, Recording Secretary