

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
APRIL 18, 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 four (4) audience members were in attendance.

**COMMENTS** - None.

**MINUTES** - Dale Snader made a motion to approve the March 21, 2023 minutes as presented. Seconded by David Brubaker. All voted in favor.

**OLD BUSINESS**

**Family Harvest Mennonite Church Stormwater Plan** - Pending, July 25, 2023.

**Bell and Evans – Chestnut Hill Rd/Blue Mountain Road Improvements** - Pending.

**Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan** - Bruce Light made a motion to accept the time extension of July 20, 2023. Seconded by Dale Snader. All voted in favor.

**Paul & Susan Quanbeck Major Preliminary/Final Land Development Plan** - Pending. Will need time extension.

**Donnie Zabinski Commercial Operations** - Pending.

**Randy Martin Implement Shed Stormwater Management Plan** - Pending.

**Arlin & Stacy Zimmerman, 712 Shirksville Road Land Development Plan** - Pending.

**Northern Lebanon School District - High School Additions and Renovations Sketch Plan** – Michael Lusaitis, PE, Steckbeck Engineering and Leanne Martin, Director of Business Affairs from Northern Lebanon School District, were present to discuss the sketch plan.

After reviewing the sketch plan presented discussion was held on the following items:

The proposed satellite parking lot by the baseball field, which would meet the 560 parking space requirement for the addition.

Concerns for vehicles parking next to the ball field and having to walk along the driveway connection. A need for a sidewalk in that area.

Engineer Mack brought up the proposed driveway on Airport Road and the requirements for it.

Flow of traffic in the lots are still a concern with the additional driveway proposed on School Drive.

The sidewalk requirements and the schools concern about the need for a non-paved surface for the cross country team.

The connect of the sidewalk (yet to be constructed) along Airport Road to the sidewalk at the Middle School.

Additional items were discussed as follows:

Concerns with parent drop off and the traffic flow and possible back-ups.

Concerns with the bus movement near the newly proposed gym and the concern with interfering with opposing traffic. Logically most teams will try and park at the new gym, where will the visiting teams be dropped off and where would the buses be parked.

Informed of concerns with the quality of installation and inspection of the sidewalks for the new elementary school.

Reminder of the need for a traffic impact study needed once the new school is up and running at the intersections of School Drive and SR22 and School Drive and Airport Road.

Engineer Mack asked that Engineer Lusaitis inform Chad Smith of Steckbeck Engineering that he is still waiting on a plan and cost estimate for the curbs, sidewalks and stormwater along airport Rd. The schools attorney sent a letter to the township solicitor stating they would like the township to complete the work. The school claims they are unable to get a contractor to give them a quote.

Engineer Mack reviewed the different options on the submittal.

## **NEW BUSINESS**

**Eric Hoover and Daryl Brubaker Minor Subdivision Plan** - David Brubaker made a motion to accept the plan for review. Seconded by Christine Spangler. All voted in favor.

Daniel Laudenslayer from Taron, LLC and Eric Hoover were present to discuss the plan.

Mr. Hoover stated he is not operating a manure storage business out of the new building being constructed. It will be used to park farm equipment for their crop farming operations.

Discussion was held on the need for stormwater, verification is needed that the disturbance is not over an acre, they will need to contact PennDOT to verify if a driveway permit is required, it is yet to be determined what will be done with the house, they will need to contact the township zoning officer and sewer enforcement officer to discuss their options.

**ADJOURNMENT** – With no further business, David Brubaker made a motion to adjourn the meeting at 8:28 p.m. Seconded by Christine Spangler. All voted in favor.

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Melissa Johnson, Recording Secretary