

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
MAY 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.

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|--------------------|---------------------|
| 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** - David Brubaker made a motion to approve the April 18, 2023 minutes as presented. Seconded by Dale Snader. 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** – Alex Kinzey, from Steckbeck Engineering was present to discuss the plan.

Waivers Requests:

§22-304.2(a): Preliminary/Final

Dale Snader made a motion to recommend approval of waiver request §22-304.2(a) - Preliminary/Final, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

§22-512.3(a)(c): Street Lighting

Dale Snader made a motion to recommend denial of waiver request §22-512.3(a)(c) - Street Lighting, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-403.C(3): Streets, Utilities, Topography and natural features on the proposed subdivision and within 100 feet of the boundaries

Dale Sander made a motion to recommend approval of waiver request §22-403.C(3) - Streets, Utilities, Topography and natural features on the proposed subdivision and within 100 feet of the boundaries, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-510.b chart: Right of Way – Requires a 50' right of way, a 20-foot wide cartway is required, as well as a 4-foot wide improved shoulder or 24' cartway if curb provided

Dale Snader made a motion to recommend denial of waiver request §22-510.b chart - Right of Way – Requires a 50' right of way, a 20-foot wide cartway is required, as well as a 4-foot wide improved shoulder or 24' cartway if curb provided, for Strawberry Street, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§22.510.C(10)(b): Sidewalks

David Brubaker made a motion to recommend approve of waiver request §22.510.C(10)(b) – Sidewalks, for Strawberry Street, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.  
§22-510(11)(1): Street Improvements

Dale Snader made a motion to recommend denial of waiver request §22-510(11)(1) - Street Improvements, for Strawberry Street, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

§14.d - Stormwater: The top of the berm shall be at least 12” above the peak water elevation for the 100-year storm event

David Brubaker made a motion to recommend approval of waiver request §14.d – The top of the berm shall be at least 12” above the peak water elevation for the 100-year storm event, to the Board of Supervisors, with an additional plan note that the berm is built a little higher for settlement. Seconded by Dale Sander. All voted in favor.

§22-519.E: All dead-end parking spaces to have suitable backup areas

Dale Snader made a motion to recommend approval of waiver request §22-519.E: All dead-end parking spaces to have suitable backup areas, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-404.D.2: The person responsible for wetland determination needs to be identified on the plan

David Brubaker made a motion to recommend approval of waiver request §22-404.D.2 - The person responsible for wetland determination needs to be identified on the plan, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§22-510(12)(h): Please provide an ADA ramp on both sides of Strawberry Street

Tabled.

§22-512.3.A&B chart: Curbing and sidewalks to be installed along all existing street frontage for lots that are not solely single family detached residential home or when the lot size is less than 1 acre in area

Dale Snader made a motion to recommend approval of §22-512.3.A&B chart: Curbing and sidewalks to be installed along all existing street frontage for lots that are not solely single family detached residential home or when the lot size is less than 1 acre in area, for Strawberry Street, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

§22-113.5: All pipes shall have a minimum diameter of 15 inches

David Brubaker made a motion to recommend approval of waiver request §22-113.5: All pipes shall have a minimum diameter of 15 inches, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

Discussion was held on the Boards concern of the width of Strawberry Street and the possible parking along Poplar Street.

**Paul & Susan Quanbeck Major Preliminary/Final Land Development Plan** – James Skipper from Chrisland Engineering was present to discuss the plan.

Dale Snader made a motion to accept the time extension of August 21, 2023. Seconded by David Brubaker. All voted in favor.

Bruce Light made a motion to recommend approval of the plan as present, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

**Donnie Zabinski Commercial Operations** – Pending DEP and PennDOT approval. The Board of Supervisors will have to determine the percentage they are willing to accept in lieu of the installation of the curbs, sidewalk and streetlight improvements.

David Brubaker made a motion to accept the time extension of December 31, 2023. Seconded by Dale Snader. All voted in favor.

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

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

Waiver Requests:

§22-304: Major Subdivision or Land Development Plan

Dale Snader made a motion to recommend approve of waiver request §22-403.C(5)(a) – Major Subdivision or Land Development Plan, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-403.C(5)(a): Plan Scale

Dale Snader made a motion to grant waiver request §22-403.C(5)(a) - Plan Scale. Seconded by Christine Spangler. All voted in favor.

§22-111(9)(A): Stormwater Calculation and Plan and Report Requirements

No action.

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

No action.

Engineer Mack will require the current inlet on the road be improved.

§22-510.C(8)(f): Concrete Cement Entrance

Pending, may not need.

§22-512.3(a) & §22-512.3(b): Installation of Curbs & Sidewalks

Dale Snader made a motion to recommend approval of the deferral of waiver requests §22-512.3(a) & §22-512.3(b): Installation of Curbs & Sidewalks, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

§22-113.5: Stormwater Pipe Size

Pending.

**Northern Lebanon School District - High School Additions and Renovations Sketch Plan** – Pending.

**Eric Hoover and Daryl Brubaker Minor Subdivision Plan** – Pending

## **NEW BUSINESS**

**Review of Proposed Zoning Ordinance Amendments** – The Board will review and be prepared to discuss at next month's meeting.

**Bell and Evans Zoning Change Request** – Alex Kinzey from Steckbeck Engineering and Mike Bracrella from Bell and Evans were present to discuss the zoning change request dated April 17, 2023.

Mr. Bracrella stated Bell and Evans would like to start the process of the map amendment to be proactive. He is unsure at this time exactly what they will be doing with the land.

The Board agreed they would like to know what Bell and Evans are proposing to do with the land before a decision is made.

Mr. Bracrella stated Bell and Evans will do their best to provide a plan, nothing concrete, with the understanding that submitting a plan it is not a guaranteed approval.

Currently the request does not comply with the township’s Comprehensive Plan. Dale Snader commented it is past time to update the Comprehensive plan.

**ADJOURNMENT** – With no further business, Christine Spangler made a motion to adjourn the meeting at 8:36 p.m. Seconded by David Brubaker. All voted in favor.

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Melissa Johnson, Recording Secretary