

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 20, 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 fourteen (14) audience members were in attendance.

COMMENTS - None.

MINUTES - Dale Snader made a motion to approve the May 16, 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 - Alex Kinzey, from Steckbeck Engineering, Melvin Huber and Richard Huber were present to discuss the plan.

A time extension will be needed before the July Supervisors meeting.

Discussion was held on widening the road to the property line, moving the utility pole to meet the 10 foot radius, not offering any right of way, ADA ramp requirements.

The Board agreed they would like 2 feet added to the driveways. Mr. Kinzey stated his concern of the stormwater being maxed out.

Waivers Requests:

§22-512.3(a)(c): Street Lighting

Dale Snader made a motion to recommend approval of waiver request §22-512.3(a)(c) - Street Lighting, to the Board of Supervisors, in lieu of lights being provided on utility pole and at each driveway. 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 approval 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 on Strawberry Street, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-510(11)(1): Where a land development abuts one side of an existing street the developer shall improve the side of the street abutting the land development

Dale Snader made a motion to recommend approval of waiver request §22-510(11)(1) - Where a land development abuts one side of an existing street the developer shall improve the side of the street abutting the land development on Strawberry Street, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

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

Tabled. Engineer Mack will check into the ADA requirements.

§23-144.13: Stormwater Management Ordinance - Properly spaced concrete cutoff collars or factory welded anti-seep collars shall be provided.

Tabled.

Donnie Zabinski Commercial Operations - Pending.

Randy Martin Implement Shed Stormwater Management Plan - Pending.

Arlin & Stacy Zimmerman, 712 Shirksville Road Land Development Plan - David Brubaker made a motion to accept the time extension of 8/14/23. Seconded by Christine Spangler. All voted in favor.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan - Pending. A time extension will be needed before the July Supervisors meeting.

Review of Proposed Zoning Ordinance Amendments - After a brief discussion the Board decided a series of special meetings should be held to properly discuss changes.

Jody Hasbrouck, and Sonny Brungart commented.

Bell and Evans Zoning Change Request – No action. Bell and Evans did not submit any updates on their request.

Mike Hasbrouck commented.

NEW BUSINESS

Lowell Nolt Ag Operation – David Brubaker made a motion to accept the plan as presented. Seconded by Christine Spangler. All voted in favor.

Lowell Nolt was present to discuss the waiver request.

Waiver Request:

§22-304 & §22-305 – Major Land Development Plan

David Brubaker made a motion to recommend approval of waiver request §22-304 & §22-305 – Major Land Development Plan, on condition all requirements are completed. Seconded by Bruce Light. All voted in favor.

Northern Lebanon High School Renovations - Dale Snader made a motion to accept the plan for review. Seconded by David Brubaker. All voted in favor.

Mike Lusaitis from Steckbeck Engineering and Mason Brehm from Northern Lebanon School District were present to discuss the plan. Mr. Lusaitis gave the audience an overview the proposed renovations.

Sonny Brungart and Evelyn Spangler commented.

Discussion was held on the sidewalks, and the drainage issue on School Drive.

Waiver Requests:

§22-304 & §22-305: Preliminary/Final Plan Submission

Dale Snader made a motion to recommend approval of waiver request §22-304 & §22-305 - Preliminary/Final Plan Submission, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-403.C.(2) & §22-403.C.(3): Denote a requirement to show additional topography within 100 feet of the property line

Dale Snader made a motion to recommend approval of waiver request §22-403.C.(2) & §22-403.C.(3) - Denote a requirement to show additional topography within 100 feet of the property line, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-403.C.(5)(a): Plan Scale

David Brubaker made a motion to grant waiver request §22-403.C.(5)(a) - Plan Scale. Seconded by Bruce Light. All voted in favor.

Mays, 284 Sugar Road Final Minor Subdivision Plan – Did not make the two-week submission deadline.

Alex Kinzey from Steckbeck Engineering was present to discuss the plan.

Some discussion was held on the lot size. The Board recommended that the zoning officer review the plan for zoning compliance.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 8:46 p.m. Seconded by Dale Snader. All voted in favor.

Melissa Johnson, Recording Secretary