

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JULY 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	Not in attendance
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 twelve (12) audience members were in attendance.

COMMENTS - None.

MINUTES – Christine Spangler made a motion to approve the June 20, 2023 minutes as presented. Seconded by Dale Snader. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan - Pending.

Bell and Evans - Chestnut Hill Rd/Blue Mountain Road Improvements - Alex Kinzey from Steckbeck Engineering was present to update the Board on the progress. He stated he should have a plan submission within a month.

Sonny Brungart commented.

Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan – Bruce Light made a motion to accept the time extension of September 15, 2023. Seconded by Dale Snader. All voted in favor.

Donnie Zabinski Commercial Operations - Pending.

Randy Martin Implement Shed Stormwater Management Plan - Pending.

Arlin & Stacy Zimmerman, 712 Shirksville Road Land Development Plan - Pending. Will need a time extension before the Supervisors August 10, 2023 meeting.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan - Dale Snader made a motion to accept the time extension request of September 19, 2023. Seconded by Christine Spangler. All voted in favor.

Review of Proposed Zoning Ordinance Amendments - Workshop will be scheduled for the 2nd Monday of each month for four months at 7:00 p.m.

Dale Snader stated that the Lebanon County Commissioners are moving forward to update the county comprehensive plan and he feels that the township should move to update the township's comprehensive plan, that way the township isn't left with the county dictating what Bethel Township should do.

Bell and Evans Zoning Change Request - Alex Kinzey from Steckbeck Engineering and Mike Bracrella from Bell and Evans were present to discuss the map amendment. As requested by the Planning Commission members a sketch plan for the approximate anticipated improvements was presented.

A copy of the sketch plan will be emailed to the Planning Commission members for review and discussion at next month's meeting.

Comments were received from Sonny Brungart, Jodi Hasbrouck, Patty Brungart and Joyce Myers.

Northern Lebanon High School Renovations - Mike Lusaitis from Steckbeck Engineering and Sean Douty were present to discuss the plan.

A review of Mack Engineering comments was held. Discussion was held on the traffic impact study being completed, lighting, curbs and sidewalks, the landscaping and a possible waiver of the parking lot islands, the wash out along school drive, and the Swatara Township review.

Swatara Township will be contacted regarding the Gannett Fleming review not to waive the installation of sidewalks and the importance of the having curb and sidewalk installed to at least the stone lane in Swatara Township.

Engineer Mack asked for a colored copy of the stormwater plan and a parent drop off plan for him to review.

Dale Snader questioned why the grass areas at the elementary school is not used for overflow parking. Engineer Mack stated that the grass spaces cannot be counted as spaces per the zoning ordinance, a possible variance could be obtained. Discussion was held and it was determined that having the grass area used for parking with a curb cut that it would be a safety issue due to not having site distance.

Evelyn Spangler commented.

NEW BUSINESS

Mays, 284 Sugar Road Final Minor Subdivision Plan - Dale Snader made a motion to accept the plan for review. Seconded by Christine Spangler. All voted in favor.

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

Waiver Requests:

§402.C.1: Maximum location map scale of 1:800

Dale Snader made a motion to grant waiver request §402.C.1 - Maximum location map scale of 1:800. Seconded by Bruce Light. All voted in favor.

§402.C.5: Maximum plan scale of 1:50

Bruce Light made a motion to grant waiver request §402.C.5 - Maximum plan scale of 1:50. Seconded by Dale Snader. All voted in favor.

§402.C.(2)(f): Specify the size of existing building

Dale Snader made a motion to recommend approval of waiver request §402.C.(2)(f) - Specify the size of existing building, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§402.C.(3): Depict existing utilities within 100' of the boundary

Dale Snader made a motion to recommend waiver request §402.C.(3) - Depict existing utilities within 100' of the boundary, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§402.D.(5): Delineation of wetlands and signature of person responsible for delineation

Christine Spangler made a motion to recommend waiver request §402.D.(5) - Delineation of wetlands and signature of person responsible for delineation, with a note on the plan stating no wet delineation has been

completed, prior to any building happening a wet land delineation should occur, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§22-510B: Road Widening

Christine Spangler made a motion to recommend deferral of §22-510B - Road Widening, until such time of land development, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§510.C(10)(B): Where a subdivision abuts one side of an existing street the developer shall improve the side of the street abutting the subdivision

Christine Spangler made a motion to recommend deferral of §510.C(10)(B) - Where a subdivision abuts one side of an existing street the developer shall improve the side of the street abutting the subdivision, until such time of land development, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan - Christine Spangler made a motion to accept the plan for review. Seconded by Dale Snader. All voted in favor.

Alex Kinzey was present to discuss the plan.

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

Melissa Johnson, Recording Secretary