

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 15, 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 twenty audience members were in attendance.

COMMENTS – Jodi Hasbrouck commented on the Bell and Evans zoning change request. Sonny Brungart commented on the garbage on his lawn from Bell and Evans.

MINUTES – Dale Snader made a motion to approve the July 18, 2023 minutes as presented. Seconded by David Brubaker. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan - Pending.

Bell and Evans - Chestnut Hill Rd/Blue Mountain Road Improvements – Pending. Alex Kinzey from Steckbeck Engineering was present to discuss the process.

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.

Alex Kinzey from Steckbeck Engineering was present to discuss the plan. Discussion was held on some of Mack Engineering's comments.

A time extension is needed before the September Township meeting.

Donnie Zabinski Commercial Operations - Pending.

Randy Martin Implement Shed Stormwater Management Plan - Pending.

Arlin & Stacy Zimmerman, 712 Shirksville Road Land Development Plan – Russ Frantz, from Chrisland Engineering/Matthew and Hockley was present to discuss the plan.

Waiver Requests:

§22-510.C(10)(b): Where a land development is situated only on one side of an existing street, the developer shall improve the side of the street abutting the land development

David Brubaker made a motion to recommend approval of waiver request §22-510.C(10)(b) -Where a land development is situated only on one side of an existing street, the developer shall improve the side of the street abutting the land development, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§23-113.3.5: All pipes shall have a minimum 15" and minimum of 12' below the subgrade elevation

Dale Snader made a motion to recommend approval of waiver request §23-113.3.5 - All pipes shall have a minimum 15" and minimum of 12' below the subgrade elevation, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§23-111(9)(A): Post-Developed runoff rates shall be restricted for the post developed 1-year storm event shall be completely retained and infiltrated

David Brubaker made a motion to recommend approval of waiver request §23-111(9)(A) - Post-Developed runoff rates shall be restricted for the post developed 1-year storm event shall be completely retained and infiltrated, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

Dale Snader made a motion to recommend approval of the plan, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Waiver approval dates need to be written on the plan.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – Pending. A time extension is needed before the September Township meeting.

Bell and Evans Zoning Change Request – Mike Bracrella explained the well drilling process to the audience.

Brian Ditzler, Michael Hasbrouck, Sonny Brungart, Cindy Oliver, and Gordan Oliver commented.

After discussion, Beverly Martel made a motion not to recommend the zoning change request from Bell and Evans to change the zoning from agricultural to manufacturing for the property located at 241 Blue Mountain Road, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Northern Lebanon High School Renovations – Chad Smith 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 possibility of waivers, the curb and sidewalk and washout along School Drive, the funding diminishing for the sidewalks along Airport Road, removing some of the bumper blocks from a safety prospective for snow plowing, the loading zone requirements, a note being placed on the plan stating that there will be no 53 foot trucks, and possible signage being installed, consideration for busses for sporting events and the traffic study, Rettew will look at the letter submitted stating there not being a need for a traffic study at this time, since one will be done in approximately 6 months to 1 year after the elementary school is in session and that wearing course is required on the roadways.

Sean Douty, on behalf of the Northern Lebanon School District stated the middle school gym will be the new cafeteria for all students.

Sonny Brungart, Evelyn Spangler commented.

Mays, 284 Sugar Road Final Minor Subdivision Plan – Alex Kinzey from Steckbeck Engineering was present to discuss the plan.

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan – Alex Kinzey from Steckbeck Engineering and Mike Bracrella from Bell and Evans were present to discuss the plan.

Mr. Bracrella asked to respond to two comments from the rezoning request. Brian Ditzler commented.

Dale Snader questioned how they will deal with the foot traffic if they are removing the walking path. Mr. Bracrella stated they will still have a walking path. Engineer Mack stated they will need cross easements.

NEW BUSINESS

Kevin Stellar – Minimum Use Driveway Awareness Letter – The Board of Supervisors approved Engineering Mack sending an Awareness Letter to PennDOT, at their August 10, 2023 meeting.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 8:50 p.m. Seconded by Christine Spangler. All voted in favor.

Melissa Johnson, Recording Secretary