

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 19, 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	Not in attendance
Bruce Light	Board Member
Dale Snader	Board Member
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Jackie Hollenbach	Representing the Township Engineer

Approximately thirteen (13) audience members were in attendance.

COMMENTS – Jodi Hasbrouck commented on the zoning ordinance review.

MINUTES – Dale Snader made a motion to approve the August 15, 2023 minutes as presented. Seconded by Bruce Light. 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.

Sonny Brungart commented.

Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan - Christine Spangler made a motion to accept the time extension of November 10, 2023. Seconded by Dale Snader. All voted in favor.

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

Waiver Requests:

§22-512.3C.1: Street Lights shall be provided along all streets, abutting a subdivision or land development

Christine Spangler made a motion to recommend waiver request §22-512.3C.1 Street Lights not requiring a lighting photometric plan as only 3 light posts are being proposed, to the Board of Supervisors. Seconded by Beverly Martel. All voted in favor.

§23-114.13: Stormwater Management Ordinance - Properly spaced concrete cutoff collars or factory welded anti-seep collars shall be provided

Dale Snader made a motion to recommend approval of waiver request §23-114.13 Stormwater Management Ordinance – Properly spaced concrete cutoff collars or factory welded anti-seep collars shall be provided, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

Melvin Huber commented.

Donnie Zabinski Commercial Operations - Pending.

Randy Martin Implement Shed Stormwater Management Plan - Pending.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – Christine Spangler made a motion to accept the time extension of December 19, 2023. Seconded by Bruce Light. All voted in favor.

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

Dale Snader made a motion to accept the time extension of October 18, 2023. Seconded by Bruce Light. All voted in favor.

A time extension will be needed by the Supervisors October 12, 2023 meeting, if the plan is not recommended for approval.

A lengthy discussion regarding Mack Engineering's September 17, 2023 review letter was held on the following items:

- A.4 Curb and sidewalk will be shown on West side of School Drive from Airport Road to the High School entrance.
- B.6 No screening of loading areas necessary.
- B.8 Drainage onto sidewalk or roadway will be addressed with Engineer Mack.
- B.9 Address with Engineer Mack using screening shrubs/grass.
- C.17 Show screening plants, evergreens.
- C.25 OK doing a traffic analysis for new parking area and include anticipated new traffic distribution when the elementary traffic study is done 6-12 months after elementary opening.
- C.28 All new sidewalk, parking areas and access routes will be lit. Existing lit areas will be shown on plan.
- C.29 Will need a waiver.
- E.5 Provide letter from Swatara Township deferring planning to Bethel Township.
- E.17 Coordinate with Engineer Mack.
- E.23 Concrete curb will be shown on east side of parking area north of main entrance directing stormwater north to rain garden along School Drive. Two inlets will be added.
- Wearing course required on impacted streets. A grant is being sought for that and connecting sidewalk from east end of elementary site to existing sidewalk along Airport Road.
- Place a note on the plan that restricts tractor trailer traffic to non-school hours.

A zoom meeting will be scheduled with Mike Lusaitis, Matt Mack and Jackie Hollenbach to resolve the outstanding issues.

Sean Douty, on behalf of the Northern Lebanon School District and Sonny Brungart commented.

Mays, 284 Sugar Road Final Minor Subdivision Plan and Planning Waiver and Non-Building Declaration – Alex Kinzey from Steckbeck Engineering was present to discuss the plan.

Dale Snader made a motion to accept the time extension of November 10, 2023. Seconded by Christine Spangler. All voted in favor.

Dale Snader made a motion to recommend approval of the Planning Waiver and Non-Building Declaration as presented, to the Board of Supervisors. All voted in favor.

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

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan – Alex Kinzey from Steckbeck Engineering was present to discuss the plan. An email was forwarded to Engineer Mack with some questions to be answered.

Sonny Brungart commented.

NEW BUSINESS

Christ and Rachel Lantz Proposed House and Barn Additions Stormwater Plan and Sewage Planning Module - Bruce Light made a motion to accept the plan for review. Seconded by Dale Snader. All voted in favor.

Dale Snader made a motion to recommend approval of the Sewage Planning Module as presented, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

ADJOURNMENT – With no further business, Dale Snader made a motion to adjourn the meeting at 9:03 p.m. Seconded by Christine Spangler. All voted in favor.

Melissa Johnson, Recording Secretary