

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
OCTOBER 17, 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
Matthew Mack	Township Engineer

Approximately eight audience members were in attendance.

COMMENTS – None

MINUTES - Dale Snader made a motion to approve the September 19, 2023 minutes as presented. Seconded by David Brubaker. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan - Pending. Engineer Mack will e-mail their consultant, Heath Machamer for an update.

Bell and Evans - Chestnut Hill Rd/Blue Mountain Road Improvements - Pending, the adjoining property owner met with Engineer Mack. Information was forwarded to their attorney to review.

Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan - Alex Kinzey from Steckbeck Engineering was present to discuss the outstanding comments.

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

Engineer Mack asked that a pdf is sent to him with the remaining items addressed and he will issue a clean letter for next meeting, that way final signed plans can be presented to the Board for consideration of approval.

Donnie Zabinski Commercial Operations - Pending.

Randy Martin Implement Shed Stormwater Management Plan – Pending financial security.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – Daniel Laudenslayer from Taron, LLC and Eric Hoover were present to discuss the plan.

Discussion regarding Mack Engineering's review letter was held on the following items:

- Note on plan - permit for building/business – must match zoning permit.
- Note on plan for wetland delineation – no wetlands
- 2' shoulder – need waiver
- Comments 10 and 11 - need waiver
- Infiltration test needed
- Main use of the property is for storage of equipment
- Cost estimate is for any stormwater or E&S items that are not built
- Non-Building Declaration – need to contact Jeremy Bentz, Township SEO

- Submit pictures of the existing tree line
- As-built needed, which is already completed
- Note on plan regarding geology for sink holes
- A blanket easement
- Driveway permit

Northern Lebanon High School Renovations - David Brubaker made a motion to accept the time extension of November 17, 2023. Seconded by Dale Snader. All voted in favor.

Michael Lusaitis from Steckbeck Engineering was present to discuss the plan.

A lengthy discussion was held regarding the following items:

- Swatara Township review letter – will need to formally resubmit to Swatara Twp
- FSWA letter dated 10/17/23
- NPDES permit approval was submitted
- Waiver letter
- Paving the rock path
- No curb or sidewalk along State Route 22
- South of school driveway asphalt will remain and be repaired at that location
- No sidewalk from turnaround to township line with provision that there is a connection up hill to middle school entrance
- When sidewalks extension east of the elementary school to connect to existing sidewalk along Airport Road will get completed. Mike Lusaitis stated it is awaiting grant award, but will get done regardless
- Lighting around the building and parking lot
- The raised curbing vs. concrete curb stops in the satellite parking lot
- The expanded student parking lot south of the existing baseball field having permanent rolled curb, to include a section of concrete wheel stops
- Overlay of School Drive and Airport Road
- Traffic review
- Restrict lots - no trucks during school hours
- Urgency of conditional plan approval
- The bid opening on October 31, 2023, when the plan has not been approved
- The 10 review items still outstanding

Waiver Requests:

§22-512.3.A & §22-512.3.B: Concrete Curbing and Sidewalks Along Existing Streets

After a lengthy discussion, Dale Snader made a motion to recommend granting waiver request §22-512.3.A & §22-512.3.B, Concrete curbing and sidewalks along existing streets, no curb or sidewalk along State Route 22, no sidewalk south of school driveway, asphalt pathway will remain and be repaired at that location and no sidewalk from turnaround to township line with the provision of connecting the sidewalk up the hill to middle school entrance, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-512.C.(1) & §22-512.C.(2): Street Lights Along All Streets Abutting a Land Development

After some discussion, Dale Snader made a motion to recommend granting waiver request §22-512.C.(1) & §22-512.C.(2), Street lights along all streets abutting a land development, for State Route 22 and allowing street lighting spacing of 200' along School Drive and Airport Road, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

§22-519.F: Raised Curbing in Parking Areas Containing 30 or More Spaces

After some discussion, Dale Snader made a motion to recommend granting waiver request §22-519.F, Raised curbing in parking areas containing 30 or more spaces, in lieu of wheel stops as depicted on the

plan, to the Board of Supervisors. Seconded by Bruce Light. Christine Spangler was opposed. The motion carried.

§22-519.G: Site Lighting in Areas with Existing Lighting

After some discussion, Dale Snader made a motion to recommend granting waiver request §22-519.G, Site Lighting in Areas with Existing Lighting, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

§22-519.L: Parking Lot Buffer Width

David Brubaker made a motion to recommend granting waiver request §22-519.L, Parking Lot Buffer Width, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

§22-519.O: Parking Lot Interior Landscaping

Dale Snader made a motion to recommend granting waiver request §22-519.O, Parking Lot Interior Landscaping, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

Brad Reist from Northern Lebanon School District commented.

After a very lengthy discussion, Dale Snader made a motion to recommend approval of the plan on condition that all outstanding items based on Mack Engineering's review letter dated October 17, 2023 are to be depicted on the plan before the Board of Supervisors meeting, to the Board of Supervisors. Seconded by Bruce Light. Christine Spangler was opposed. The motion carried.

Engineer Mack will review the plan to make sure all remaining items are met or the plan will not be approved and a time extension will be needed.

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan – Pending.

David Brubaker made a motion to accept the time extension of January 12, 2024. Seconded by Dale Snader. All voted in favor.

Christ and Rachel Lantz Proposed House and Barn Additions Stormwater Plan – Waiver Request:

§22-113.5: Minimum Pipe Diameter

Dale Snader made a motion to recommend granting waiver request §22-113.5, Minimum Pipe Diameter, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

NEW BUSINESS

Matthew Balmer Ag Operation – Bruce Light made a motion to accept the plan for review. Seconded by David Brubaker. All voted in favor.

Metropolitan Edison/Jonathan & Katie Heagy – David Brubaker made a motion to accept the plan for review. Seconded by Dale Snader. All voted in favor.

Darryl Kirsch, from Dawood Engineering, Inc. was present to discuss the plan.

Swatara Township will not be deferring the plan for review.

ADJOURNMENT – With no further business, Dale Snader made a motion to adjourn the meeting at 9:22 p.m. Seconded by Beverly Martel. All voted in favor.

Melissa Johnson, Recording Secretary