

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 21, 2023**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 7:10 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	Absent
Christine Spangler	Absent
Melissa Johnson	Recording Secretary
Kathleen Sheroky	Administrative Assistant
Matthew Mack	Township Engineer

Approximately five audience members were in attendance.

COMMENTS – None

MINUTES – Bruce Light made a motion to approve the October 17, 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.

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

Bruce Light made a motion to accept the Time Extension of 12/15/23. Seconded by David Brubaker. All voted in favor.

Engineer Mack reported that a Planning Module Approval is needed and a Clean Letter is needed from Fredericksburg Sewer and Water Authority.

Donnie Zabinski Commercial Operations - Pending.

Bruce Light made a motion to accept the new Time Extension of 06/30/24. Seconded by David Brubaker. All voted in favor.

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

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – Pending.

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

Christ and Rachel Lantz Proposed House and Barn Additions Stormwater Plan – David Brubaker made a motion to recommend approval of the Stormwater Management Plan, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

A full Component 1 or Hydro Study has to be completed to get approval from DEP before any zoning permits can be issued.

Matthew Balmer Ag Operation – Waiver Request §22-304.2.A: To submit a preliminary plan for review and approval prior to the submission of a final plan

David Brubaker made a motion to recommend Waiver Request §22-304.2.A, to submit a preliminary plan for review and approval prior to the submission of a final plan, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

A Time Extension Request will be needed before 01/15/24.

Metropolitan Edison/Jonathan & Katie Heagy – Darryl Kirsch from Dawood Engineering was present to discuss the plan.

Waiver Request §22-402.D.(5): Statement indicating the presence or absence of wetlands along with the name, address, and signature of the individual responsible for the determination. A note referencing wetland regulations shall be placed conspicuously on the plan to be recorded.

David Brubaker made a motion to recommend approval of Waiver Request §22-402.D.(5), Statement indicating the presence or absence of wetlands along with the name, address, and signature of the individual responsible for the determination. A note referencing wetland regulations shall be placed conspicuously on the plan to be recorded, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

NEW BUSINESS

2024 Meeting Schedule – Copies of the 2024 Meeting Schedule were given to the Board.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 7:56 p.m. Seconded by Bruce Light. All voted in favor.

Melissa Johnson, Recording Secretary

Kathleen Sheroky, Administrative Asst.