

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JANUARY 16, 2024**

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
Kathleen Sheroky	Recording Secretary
Melissa Johnson	Township Manager
Jackie Hollenbach	Mack Engineering

Approximately two audience members were in attendance.

ELECTION OF OFFICERS – Bruce Light made a motion to appoint Beverly Martel, Chairman. Seconded by David Brubaker. All voted in favor. Dale Snader made a motion to appoint David Brubaker, Vice-Chairman. Seconded by Bruce Light. All voted in favor. Dale Snader made motion to appoint Kathleen Sheroky, Recording Secretary. Seconded by David Brubaker. All voted in favor.

COMMENTS – None

MINUTES – Bruce Light made a motion to approve the December 19, 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 – Transportation Impact Study (TIS) - Pending.

Cold Springs Rental, LLC Preliminary/Final Subdivision & Land Development Plan – Pending. New Time Extension needed before the February 8, 2024 Board of Supervisors Meeting.

Donnie Zabinski Commercial Operations – Pending.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – Dale Snader made a motion to accept the new time extension of 3/26/24. Seconded by David Brubaker. All voted in favor.

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan – Dale Snader made a motion to accept the new time extension of 4/05/2024. Seconded by Bruce Light. All voted in favor.

Matthew Balmer Ag Operation – Dale Snader made a motion to accept the new time extension of 3/14/2024. Seconded by Bruce Light. All voted in favor.

Dale Snader made a motion to send a Letter to the Supervisors to recommend a rezoning of Matthew Balmer Ag Operation Parcel from Residential to Agricultural, prior to final approval of plan. Seconded by Beverly Martel. Motion was rescinded.

After a lengthy discussion, Dale Snader made another motion to send a Letter to the Board of Supervisors to recommend a rezoning of Matthew Balmer Ag Operation Parcel from Residential to Agricultural. Seconded by Bruce Light. Opposed by Christine Spangler. Motion carried.

Jackie Hollenbach from Mack Engineering stated that the Zoning Board will make the decision for the Special Exception needed for plan approval.

NEW BUSINESS

Christ and Rachel Lantz Sewage and Facilities Planning Module - David Brubaker made a motion to approve the Facilities Planning Module as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

2023 State Ethics Commission Statement – Statements were given to Planning Commission Members to fill out and return.

Zoning Review Update, Mack Engineering – Jackie Hollenbach, Mack Engineering, provided an update on zoning changes. She will make the changes and provide a draft copy to the Board of Supervisors.

DISCUSSION - Lengthy discussion was held in regards to proposed sidewalk and street lights on Airport Road down to Shirk Drive. An email will be sent to Mike Lusaitis to check on the status of the sidewalk and if the roughing in for street lights will be included.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 7:40 p.m. Seconded by Dale Snader. All voted in favor.

Kathleen Sheroky, Recording Secretary