

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
FEBRUARY 20, 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
Matt Mack	Mack Engineering

Approximately six audience members were in attendance.

**COMMENTS** – None.

**MINUTES** – Bruce Light made a motion to approve the January 16, 2024 minutes as presented. Seconded by Dale Snader. 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** – Final plans received. Dale Snader made a motion to accept the new time extension of 4/12/2024. Seconded by Bruce Light. All voted in favor.

Dale Snader made a motion to recommend approval of the plan as presented to the Board of Supervisors after all fees are paid to the FSWA, bring permit to the Board, and they submit an approved planning module. Seconded by David Brubaker. All voted in favor.

**Donnie Zabinski Commercial Operations** – Pending, working on a Highway Occupancy Permit (HOP). David Brubaker made a motion to accept the new Time Extension 6/30/2024. Seconded by Christine Spangler. All voted in favor.

**Eric Hoover and Daryl Brubaker Minor Subdivision Plan** – Christine Spangler made a motion to accept the Time Extension 3/26/2024. Seconded by David Brubaker. All voted in favor. A new Time Extension will be needed before the 3/14/2024 Board of Supervisors meeting, Engineer Matt Mack will contact for new Time Extension.

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

**Matthew Balmer Ag Operation** – David Brubaker made a motion to accept the new time extension of 5/10/2024. Seconded by Dale Snader. All voted in favor.

Caleb Light from NCS, Inc. spoke in regards to the Matthew Balmer Ag Operation and their requested modification of the Bethel Township Subdivision and Land Development Ordinance. Modifications and Waivers are as follows:

Section 22-304.2.A – To submit a preliminary plan for review and approval prior to the submission of the final plan.

Dale Snader made a motion to recommend approval of waiver request Section 22-304.2.A to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Section 22-403.C.(2)(c) & 22-511 – To set monuments and iron pins to describe property, dimensions, angles, and bearings.

David Brubaker made a motion to recommend approval of waiver request Section 22-403.C.(2)(c) & 22-511 to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

Section 22-503.2.C.(1) – To provide a landscape buffer along adjacent properties.

This waiver is Tabled until the Zoning Board can provide feedback.

Section 22-512.3.A & 22-512.3.B & 22-512.3.C – To install curbs, sidewalks, and street lights.

Bruce Light made a motion to recommend this waiver, but then rescinded his motion. Dale Snader made a motion to defer this waiver. No one seconded, motion died. Beverly Martel made a motion to recommend approval of waiver request Section 22-512.3.A & 22-512.3.B & 22-512.3.C to the Board of Supervisors. Seconded by David Brubaker. Dale Snader opposed. Motion carried.

Section 22-510.C.(16) – To provide a second, distinct means of access.

David Brubaker made a motion to recommend approval of waiver request Section 22-510.C.(16) to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

The four recommended waivers moved on to the Board of Supervisors.

**NEW BUSINESS** – None.

**ADJOURNMENT** – With no further business, Beverly Martel made a motion to adjourn the meeting at 7:32 p.m. Seconded by David Brubaker. All voted in favor.

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Kathleen Sheroky, Recording Secretary