

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
April 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
Christine Spangler	Board Member
Kathleen Sheroky	Recording Secretary
Matt Mack	Mack Engineering

Approximately six audience members were in attendance.

Moriah Simniskis from New Covenant Christian School was present.

COMMENTS – None.

MINUTES – David Brubaker made a motion to approve the March 19, 2024 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 – Transportation Impact Study (TIS) - Pending.

Donnie Zabinski Commercial Operations – Time Extension 6/30/2024. Pending.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – David Brubaker made a motion to accept the new Time Extension of 9/30/2024. Seconded by Christine Spangler. All voted in favor.

Three Waiver Requests that needed official action were acted upon.

1. 22-510.B and 22-510.C(10)(b) The developer is requesting a waiver to provide an extra 2 ft of width to the shoulder of Houtztown Road. The existing cartway is 24 ft wide. The ordinance requires a 10 ft lane and a 4 ft shoulder. Existing is 10 ft lane and 2 ft shoulder.

David Brubaker made a motion to recommend approval of waiver request 22-510.B and 22-510.C(10)(b) to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

2. 22-512 Requires curb and sidewalk. The developer is requesting a waiver due to the rural area and no curb or sidewalk exist in any nearby area.

Bruce Light made a motion to recommend approval of waiver request 22-512 to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

3. 23-113.5 The ordinance requires a minimum of 15” pipe. The developer is requesting a waiver to allow a smaller pipe that meets the discharge parameters of the detention basin.

David Brubaker made a motion to recommend approval of waiver request 23-113.5 to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan – Time Extension 6/28/2024. Pending.

Matthew Balmer Ag Operation – Time Extension 6/14/2024. Granted Special Exception through Zoning Hearing Board on 4/04/2024, waiting on written decision. Dale Maulfair commented.

Official action was taken on Tabled Waiver Request, Section 22-503.2.C.(1) To provide a landscape buffer along adjacent properties. Bruce Light made a motion to recommend approval of waiver request Section 22-503.2.C.(1) to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Northern Lebanon High School/Middle School Renovations – Pending.

Minor Annexation Plan for Wayne Z. Zimmerman – Plan received 2/23/2024. Three waiver requests were received and voted on from Carta Engineering.

1. Minimum Street Standards, The SALDO Section 22-510.B requires the developer, upon review and approval by the Township, to meet the standards of Chart 22-510.B. The chart requires local roads to have a 50' wide ROW and a 4' wide shoulder improvement. The plan does not propose any new development, site improvements, or new lots. The scope of the project is limited to adjusting property lines to properly reflect the existing conditions and occupation of the properties and to correct encroachments. It would not be feasible to install shoulder improvements. For these reasons, we feel a waiver of the Minimum Street Standards is justified.

David Brubaker made a motion to recommend approval of waiver request Section 22-510.B to the Board of Supervisors. Seconded by Beverly Martel. All voted in favor.

2. Supplementary Street Standards, The SALDO Section 22-510.C.(10(a)) requires the developer to improve the existing street to the cartway width established for new streets of the same classification set forth in this Chapter. A developer shall install curbs, sidewalks, pavement widening, stormwater management facilities, and all other necessary or appropriate improvements in accordance with the Township ordinances. The scope of the plan is limited to the reassignment of parcel area to correct any encroachments and to better reflect the existing occupation of the lots. Installing roadway improvements is not feasible based on the limited scope.

Christine Spangler made a motion to recommend approval of waiver request Section 22-510. C.(10(a)) to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

3. Township Driveway Ordinance, the ordinance requires driveways to be 10' from the property line. The gravel driveways are existing in their current locations. There are no proposed improvements or new driveway areas. It is not feasible to reconstruct the driveways as a requirement to process a simple annexation.

Bruce Light made a motion to recommend approval of waiver request for the Township Driveway Ordinance to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

NEW BUSINESS

Christ Lantz Development/Planning Module – David Brubaker made a motion to recommend approval of the Planning Module as presented to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

Michael & Jocelyn Marlowe Storm Water Management Plan – Plans received 3/27/2024. Christine Spangler made a motion to accept this plan for review. Seconded by Bruce Light. All voted in favor.

ADJOURNMENT – With no further business, Bruce Light made a motion to adjourn the meeting at 7:38 p.m. Seconded by Christine Spangler. All voted in favor.

Kathleen Sheroky, Recording Secretary