

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
May 21, 2024**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 7:00 p.m. at the Bethel Township Building, 3015 South 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
Dale Snader	Board Member
Kathleen Sheroky	Recording Secretary
Matt Mack	Mack Engineering

Approximately five audience members were in attendance.

Luke Ruffner, from Carta Engineering, was present to drop off plans for Wayne Z. Zimmerman.

COMMENTS – None.

MINUTES – Bruce Light made a motion to approve the April 16, 2024 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.

Donnie Zabinski Commercial Operations – Dale Snader made a motion to accept the new Time Extension of 12/31/2024. Seconded by David Brubaker. All voted in favor.

Matt Mack held a discussion regarding the Acceptance Letter for the Site Access Traffic Assessment, along with any background developments that Bethel Township is aware of, and the Storm Water Consistency Letter from Bethel Township that is required for Donnie Zabinski.

Eric Hoover and Daryl Brubaker Minor Subdivision Plan – Time Extension of 9/30/2024. Pending.

Bell and Evans Realty, LLC Revised Subdivision & Land Development Street Plan – Dale Snader made a motion to accept the new Time Extension of 9/20/2024. Seconded by David Brubaker. All voted in favor.

Matthew Balmer Ag Operation – Dale Snader made a motion to accept the new Time Extension 8/08/2024. Seconded by David Brubaker. All voted in favor.

Bruce Light made a motion to recommend approval of the plan as presented to the Board of Supervisors. Seconded by David Brubaker. Dale Snader was opposed because the site is not zoned Ag. Motion carried.

Northern Lebanon High School/Middle School Renovations – Pending.

Minor Annexation Plan for Wayne Z. Zimmerman – David Brubaker made a motion to accept the new Time Extension of 7/12/2024. Seconded by Christine Spangler. All voted in favor.

Dale Snader made a motion to recommend approval of the Planning Waiver and Non-Building Declaration as presented to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

Dale Snader made a motion to recommend approval of the plan as presented to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Michael & Jocelyn Marlowe Storm Water Management Plan – Plans received 3/27/2024.

Dale Snader made a motion to recommend approval of Waiver Request, Section 23-113.5 – Pipe size, as presented to the Board of Supervisors. 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. Seconded by Bruce Light. All voted in favor.

NEW BUSINESS

Hanula – Fredericksburg, Sketch Plan – Plans received 4/29/2024. David Brubaker made a motion to accept plan for review. Seconded by Christine Spangler. All voted in favor.

Randall Wright and David Hanula presented a sketch plan for Hanula – Fredericksburg, a proposed multi-family residential complex. An introduction and general review of the site plan was discussed.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 8:07 p.m. Seconded by Christine Spangler. All voted in favor.

Kathleen Sheroky, Recording Secretary