

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
OCTOBER 15, 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.

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|--------------------|---------------------|
| Beverly Martel     | Chairman            |
| Bruce Light        | Board Member        |
| Dale Snader        | Board Member        |
| Christine Spangler | Board Member        |
| Kathleen Sheroky   | Recording Secretary |
| Matt Mack          | Township Engineer   |

Approximately 6 audience members were in attendance.

Hunter Sheroky from Northern Lebanon School District was present.

**COMMENTS** – Cliff Berger commented on the Travis & Holly Berger plan.

**MINUTES** – Dale Snader made a motion to approve the September 17, 2024 minutes as presented. Seconded by Bruce Light. All voted in favor.

**OLD BUSINESS**

**Family Harvest Mennonite Church Stormwater Plan** – *Pending.*

**Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements** – Transportation Impact Study (TIS) and new concept plan. *Pending.*

**Donnie Zabinski Commercial Operations** – Time Extension 12/31/2024. *Pending.*

**Eric Hoover & Daryl Brubaker Minor Subdivision Plan** – Time Extension 12/30/2024. *Pending.*

**Northern Lebanon High School / Middle School Renovations** – Stormwater Management Plan Revision. *Pending.*

Traffic Impact Study (TIS) – Another review needs to be completed by RETTEW Associates, Inc. *Pending.*

**Hanula – Sketch Plan / Fredericksburg** – Plans received 4/29/2024. *Pending.*

**Dale Yingst – Sketch Plan / Palmyra Homes, Inc.** – Plans received 5/31/2024. *Pending.*

**Travis & Holly Berger – Minor Subdivision and Stormwater Management Plan** – Plans received 7/18/2024. *Pending.*

**Zoning Ordinance Review** – Sections of the Zoning Ordinance were discussed.

- \*Keeping of horses for primary modes of transportation
- \*ECHO Housing
- \*Addition of In-laws Quarters
- \*Short Term Rentals

## NEW BUSINESS

**Bell & Evans** – Alex Kinzey and Mike Bracrella, from Steckbeck Engineering, were present to discuss upcoming Bell & Evans projects.

\*New building facility to be built adjacent to the Hatchery Plant.

\*Plant 1 to Plant 3 transfer pipeline. Equipment will be put away and stored at night.

\*Expansion to Plant 2 facility. Updated as-builts and E&S plans are needed.

\*Fireman's Park renovation. Possibly need Land Development and SWM Plans.

**Lynford Steiner Ag Operation / Land Development Plan** – Plans received 9/27/2024. Bruce Light made a motion to accept plan for review. Seconded by Dale Snader. All voted in favor.

Four of the Five Waiver Requests that needed official action were acted upon.

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

Christine Spangler made a motion to recommend granting waiver request Section 22-304.2.A, To submit a preliminary plan for review and approval prior to the submission of the final plan, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

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

Dale Snader made a motion to recommend granting waiver requests Section 22-403.C.(2)(c) & 22-511, To set monuments and iron pins to describe property dimensions, angles, and bearings, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

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

This waiver was **Tabled**.

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

Dale Snader made a motion to recommend granting waiver requests Section 22-512.3.A & 22-512.3.B & 22-512.3.C, To install curbs, sidewalks, and street lights, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

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

Bruce Light made a motion to recommend granting waiver request Section 22-510.C.(16), To provide a second, distinct means of access, as long as the Fire Company is in agreement, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor

**ADJOURNMENT** – With no further business, Christine Spangler made a motion to adjourn the meeting at 8:27p.m. Seconded by Bruce Light. All voted in favor.

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*Kathleen Sheroky, Recording Secretary*