

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
DECEMBER 17, 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
Dale Snader	Board Member
Christine Spangler	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 9 audience members were in attendance.

COMMENTS –

MINUTES – Dale Snader made a motion to approve the November 19, 2024 minutes as presented. Seconded by David Brubaker. All voted in favor.

OLD BUSINESS

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

Donnie Zabinski Commercial Operations – New Time Extension 6/30/2025. *Pending.*

Eric Hoover & Daryl Brubaker Minor Subdivision Plan – Time Extension 4/30/2025. David Brubaker made a motion to recommend approval of the signed and sealed plan as presented to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

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

Traffic Impact Study (TIS) – *Pending.*

Sidewalks – *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 / Stormwater Management Plan – Plans received 7/18/2024. Time Extension 2/16/2025. *Pending.*

Zoning Ordinance Review – Discussion on the new Zoning Ordinance. James Mentzer commented. *Pending.*

Lynford Steiner Ag Operation / Land Development Plan – Plans received 9/27/2024. Dale Snader made a motion to accept the New Time Extension 4/13/2025. Seconded by David Brubaker. All voted in favor. *Pending.*

NEW BUSINESS

Bell & Evans R.T.E. Facility / Preliminary/Final Land Development Plan – Plans received 11/18/2024. David Brubaker made a motion to accept plan for review. Seconded by Bruce Light. All voted in favor.

Modification Requests:

1. SALDO, Section 304 – Preliminary plan submission.

Bruce Light made a motion to recommend approval of *Modification Request – SALDO, Section 304* as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

2. SALDO, Section 4.03.C.5.A – Plan scale shall not exceed 20' to the inch for land development plans.

Christine Spangler made a motion to grant *Scale Modification Request – SALDO, Section 4.03.C.5.A*. Seconded by David Brubaker. All voted in favor.

Fireman's Park / Stormwater Management Plan – Plans received 12/03/2024. David Brubaker made a motion to accept plan for review. Seconded by Dale Snader. All voted in favor.

Modification/Waiver Request:

1. Subdivision and Land Development Ordinance (Chapter 22) Part 3 – Land Development Plan Processing.

Bruce Light made a motion to recommend, as presented, the Modification/Waiver Request of Land Development and to accept the Stormwater Management Plan for review with the stipulation that the applicant would apply for a HOP Scoping Application and PennDOT HOP Permit immediately, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

Bell & Evans – Lengthy general discussion on the Fischer Tract and the Transfer Pipeline Project. No decision made.

Christian Lantz, 2nd Dwelling Unit / Sewage Facilities Planning Module – Dale Snader made a motion to recommend Christian Lantz, 2nd Dwelling Unit / Sewage Facilities Planning Module, as presented, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.,

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 8:50p.m. Seconded by Christine Spangler. All voted in favor.

Kathleen Sheroky, Recording Secretary