

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 19, 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
Jackie Hollenbach	Zoning Officer

Approximately 9 audience members were in attendance.

COMMENTS – Mike Bracrella, Alex Kinzey, Beth Kole, and Kevin Snader held a lengthy, informal discussion regarding Bell & Evans' upcoming plans for Fireman's Park. Planning Commission questioned whether a proper highway road access permit is on file. Next month, more parking detail will be added to a sketch plan. If land development is waived, Bell & Evans will submit a final construction plan to Bethel Township prior to construction.

MINUTES – Dale Snader made a motion to approve the October 15, 2024 minutes as presented. Seconded by Bruce Light. All voted in favor.

OLD BUSINESS

Family Harvest Mennonite Church Stormwater Plan – Due to no activity for years, Dale Snader made a motion to write a letter to the Family Harvest Mennonite Church advising them that their Stormwater Plan will be removed from the Planning Commission Agenda. Seconded by David Brubaker. All voted in favor.

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

Donnie Zabinski Commercial Operations – Dale Snader made a motion to accept the New Time Extension 6/30/2025. Seconded by David Brubaker. All voted in favor.

Eric Hoover & Daryl Brubaker Minor Subdivision Plan – David Brubaker made a motion to accept the New Time Extension 4/30/2025. Seconded by Bruce Light. All voted in favor.

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

Traffic Impact Study (TIS) – Rettew Post-Construction Traffic Study Supplement Letter. PC questioned why the speed limit remains at 40 mph while going past the school on Airport Road. *Pending.*

Sidewalks – Bethel Township Planning Commission would like an update as to when the sidewalk, along Airport Road connecting to Fredericksburg, will be constructed. *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 / Sewer Planning Exemption – Plans received 7/18/2024. Bruce Light made a motion to accept the New Time Extension 2/16/2025. Seconded by David Brubaker. All voted in favor.

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

Zoning Ordinance Review – Lengthy discussion pertaining to sections of the Zoning Ordinance were discussed with Jackie Hollenbach. Austin Martin commented. *Pending*.

Lynford Steiner Aq Operation / Land Development Plan – Plans received 9/27/2024. Three neighbor letters received pertaining to Tabled Waiver Request, Section 22-503.2.C.(1) – To provide a landscape buffer along adjacent properties, stating that they do not need a landscape buffer installed along their property line.

Christine Spangler made a motion to recommend granting tabled waiver request, Section 22-503.2.C.(1) – To provide a landscape buffer along adjacent properties, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

NEW BUSINESS

Jay & Miriam Weaver Subdivision Plan – Plans received 10/18/2024. Dale Snader made a motion to accept plan for review. Seconded by David Brubaker. All voted in favor.

Action was taken on the Deferral Letter from Matthew & Hockley. Dale Snader made a motion to recommend a Deferral from the Bethel Township Subdivision and Land Development Ordinance Review, and a zoning review, with a note stating the deferral date, Bethel Township signatures and notated that the properties came off of the parent tract, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Lehman – Sketch Plan / 61 W Rosebud Road – Plans received 10/2024. Planning Commission decided that this Plan was to be reviewed and acted upon.

Action was taken on the Deferral Letter from Chrisland Engineering. Dale Snader made a motion to recommend a Deferral from the plan review process by Bethel Township and a zoning review, with a note stating the deferral date, and Bethel Township signatures to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

Wesley & Kathleen Shartle– Bruce Light made a motion to recommend acknowledgement of the Berks County Agricultural Land Preservation Board's letters requesting the Bethel Township, Lebanon County Board of Supervisors to review and acknowledge the 16.9-acre portion of the Wesley & Kathleen Shartle property enrolled in Bethel Township, Berks County's Agricultural Security Area. Seconded by David Brubaker. All voted in favor.

2025 Meeting Schedule Notice – David Brubaker made a motion to accept the 2025 Meeting Schedule as presented. Seconded by Christine Spangler. All voted in favor.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 9:17p.m. Seconded by Christine Spangler. All voted in favor.

Kathleen Sheroky, Recording Secretary