

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
JANUARY 21, 2025**

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 – Absent
Dale Snader	Board Member
Christine Spangler	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 9 audience members were in attendance.

Alexandra Spangler from Northern Lebanon School District was present.

**ELECTION OF OFFICERS** – Dale Snader made a motion to appoint Beverly Martel, Chairman. Seconded by Christine Spangler. All voted in favor. Beverly Martel made a motion to appoint David Brubaker, Vice-Chairman. Seconded by Dale Snader. All voted in favor. Beverly Martel made motion to appoint Kathleen Sheroky, Recording Secretary. Seconded by Dale Snader. All voted in favor.

**COMMENTS** – Clifford Berger commented on the Zoning Ordinance.

**MINUTES** – Dale Snader made a motion to approve the December 17, 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.*

Barbara Hynum, 244 Blue Mountain Road, commented.

After lengthy discussion, the Board would like to know when this is going to happen as promised.

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

**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.*

**Revised – Travis & Holly Berger – Preliminary / Final Minor Subdivision and Stormwater Management Plan** – Plans received 7/18/2024. Dale Snader made a motion to accept the New Time Extension 5/17/2025. Seconded by David Brubaker. All voted in favor. *Pending.*

Waivers Requested:

1. SALDO, Sections 22-510.C.10.b – Improvements of Existing Streets

Dale Snader made a motion to recommend approval of SALDO, Sections 22-510.C.10.b, as presented, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

2. SWMO, Section 23-113-.5 – Minimum Pipe Size

Dale Snader made a motion to recommend approval of SWMO, Section 23-113-.5, as presented, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

**Zoning Ordinance Review** – Discussion on items in the Draft Zoning Ordinance. *Pending.*

**Lynford Steiner Ag Operation / Land Development Plan** – Plans received 9/27/2024. Time Extension 4/13/2025. *Pending.*

**Revised – Bell & Evans Cook (formally R.T.E.) Facility / Preliminary / Final Land Development Plan** – Plans received 11/18/2024. Plans accepted for review 12/17/2024. *Revised Plans* received 1/13/2025.

Modification Requests:

1. SALDO, Section 304 – Preliminary plan submission. **(Acted upon 12/17/2024)**
2. SALDO, Section 4.03.C.5.A – Plan scale shall not exceed 20' to the inch for land development plans. **(Acted upon 12/17/2024)**
3. SALDO, Section 22-510.C(10)(a) & (b) – The frontage along State Route 22 requires a shoulder of 10'.

Dale Snader made a motion to recommend approval of SALDO, Section 22-510.C(10)(a) & (b), as presented, to the Board of Supervisors. Seconded by David Brubaker. Christine Spangler abstained from voting. Motion carried.

4. SALDO, Section 22-512.3.a & b – Concrete curbing and sidewalk shall be installed along all existing streets.

**Tabled** - SALDO, Section 22-512.3.a & b

**Fireman's Park / Stormwater Management Plan** – Plans received 12/03/2024. Plans accepted for review 12/17/2024. Items discussed, Paving and Lighting, need to be added on plan. ***HOP Scoping Application and a PennDOT HOP Permit need to be applied for immediately.*** *Pending.*

## **NEW BUSINESS**

**Bell & Evans – Rezoning of 241 Blue Mountain Road and 408 Chestnut Hill Road** – Lengthy discussion on Bell & Evans' request for rezoning 241 Blue Mountain Road and 408 Chestnut Hill Road, currently zoned Agricultural, to Manufacturing. Barbara Hynum, Tim Showers, Nevin Hoover, Tony Corrado, and Clifford Berger all commented.

Beverly Martel made a motion to **Table** the Rezoning of 241 Blue Mountain Road and 408 Chestnut Hill Road until further information is received. Seconded by David Brubaker. Board voted 3-1 in favor of tabling this item. Dale Snader opposed. Motion carried. *Pending.*

**2024 State Ethics Commission Statement** – Statements were given to Board Members to complete and return.

**ADJOURNMENT** – With no further business, Christine Spangler made a motion to adjourn the meeting at 8:45p.m. Seconded by Beverly Martel. All voted in favor.

*Respectfully Submitted,*

*Kathleen Sheroky, Recording Secretary*