

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
APRIL 15, 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
Dale Snader	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 13 audience members were in attendance.

**COMMENTS** – None.

**MINUTES 3/18/2025** – David Brubaker made a motion to approve the March 18, 2025 minutes as presented. Seconded by Dale Snader. All voted in favor.

**WORK SESSION MINUTES 4/04/2025** – Dale Snader made a motion to approve the April 4, 2025 minutes as presented. Seconded by David Brubaker. All voted in favor.

**OLD BUSINESS**

**Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements** – Mike Bracella commented about moving forward and having Bell & Evans' Traffic Consultant propose a Scoping Review for Chestnut Hill Road and Blue Mountain Road to be reviewed by Matt Mack and Township Traffic Engineer. Alex Kinzey to present drawing to Township Traffic Engineer. Traffic Study to then be completed. Jodi Hasbrouck and Tony Corrado commented.

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

Traffic Impact Study (TIS) – *Pending*.

Sidewalks – *Pending*.

**Travis & Holly Berger – Preliminary / Final Minor Subdivision and Stormwater Management Plan** – Plans received 7/18/2024. Accepted for review 8/20/2024. Revised plans received 1/07/2025. 2<sup>nd</sup> Revision received 4/08/2025. Time Extension 6/16/2025.

David Brubaker made a motion to accept Time Extension 6/16/2025. Seconded by Dale Snader. All voted in favor.

Dale Snader made a motion to recommend approval of Travis & Holly Berger – Preliminary / Final Minor Subdivision and Stormwater Management Plan, as presented, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

*\*Board agreed to let plans be taken to Bethel Berks for signatures.*

**Lynford Steiner Ag Operation / Land Development Plan** – Plans received 9/27/2024. Accepted for review 10/15/2024. Time Extension 6/12/2025.

**Modifications/Waivers Requests:**

1. **Section 22-403.C.(2)(a)** – Requirement for error of enclosure no more than 1 foot in 10,000 feet.

Bruce Light made a motion to recommend approval of **Waiver Section 22-403.C.(2)(a)**, as presented, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

2. **Section 22-510.C(10)(a)** – Requirement to dedicate additional right-of-way to the Township or State, as applicable, to increase the right-of-way width of the existing street to create a right-of way width which is equivalent to the right-of-way for new streets.

*\*No motion/vote was taken. Plan Engineer agreed to remove waiver.*

3. **Section 22-510.C(10)(b)** – Requirement to improve the side of the street abutting the land development.

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

4. **Section 22-512.2** – Requirement to provide a street lighting duct system.

David Brubaker made a motion to recommend approval of **Waiver Section 22-512.2**, as presented, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

*\*Bruce Light made a motion to allow Andrew Morrow, Township Solicitor, to start preparing agreements for this Plan after he receives the Cost Estimate from Matt Mack. Seconded by David Brubaker. All voted in favor.*

**Bell & Evans – Rezoning of 241 Blue Mountain Road and 408 Chestnut Hill Road** – *Tabled.*

*\*Going to Zoning Hearing Board.*

**Bell & Evans Bell & Evans Transportation Center – Preliminary / Final Land Development Plan** – Plans received 1/29/2025. Accepted for review 2/18/2025. *Pending.*

*\*Plan will need a **New Time Extension** before the next Board of Supervisors Meeting on 5/15/2025.*

**Bell & Evans Plant 2 – Preliminary/Final Subdivision & Land Development Plan** – Plans received 2/13/2025. Accepted for review 03/18/2025. *Pending.*

1. **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**

Modifications/Waivers Requests:

1. Section 22-304.2.A – Requirement to submit a preliminary plan prior to submission of a final plan.

David Brubaker made a motion to recommend approval of Waiver Section 22-304.2.A, as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

2. Section 22-403.C.(2)(c) & 22-511 – Requirement to set monuments and pins.

**Tabled** – waiting on revised plans.

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

David Brubaker made a motion to recommend approval of Waiver Section 22-503.2.C.(1), as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

4. Section 22-512.3.A & 22-512.3.B & 22-512.3.C – Requirement to install curbs, sidewalks, and streetlights.

David Brubaker made a motion to recommend approval of Waiver Section 22-512.3.A & 22-512.3.B & 22-512.3.C), as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

5. Section 22-510.C.(16) – Requirement to provide a second access.

**Tabled** – waiting on Fredericksburg Fire Company approval.

6. Section 22-403.C.(2)(a) – Requirement for error of enclosure no more than 1 foot in 10,000 feet.

**Tabled** – waiting on revised plans.

7. Section 22-510.C(10)(a) – Requirement to dedicate additional right-of-way to the Township or State, as applicable, to increase the right-of-way width of the existing street to create a right-of way width which is equivalent to the right-of-way for new streets.

David Brubaker made a motion to **not** recommend Waiver Section 22-510.C(10)(a) to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

**\*Board of Supervisors will act on this waiver.**

8. Section 22-510.C(10)(b) – Requirement to improve the side of the street abutting the land development.

David Brubaker made a motion to recommend approval of Waiver Section 22-510.C(10)(b), as presented, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

9. Section 22-512.2 – Requirement to provide a street lighting duct system.

Bruce Light made a motion to recommend approval of Waiver Section 22-512.2), as presented, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor

10. Section 27-1601.20B.(2) – Requirement to provide landscape buffering.

David Brubaker made a motion to recommend approval of Waiver Section 27-1601.20B.(2), as presented, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

## **NEW BUSINESS**

**Dew-Mist Farms – Preliminary / Final Subdivision & Land Development Plan** – Plans received 3/05/2025.

David Brubaker made a motion to accept plan for review. Seconded by Bruce Light. All voted in favor.

**Bell & Evans / County of Lebanon Communication Tower Site – Final Minor Subdivision Plan** – Plans received 3/14/2025.

Dale Snader made a motion to accept plan for review. Seconded by David Brubaker. All voted in favor.

**Christ Lantz – Sewage Facilities Planning Module** – Module received 3/31/2025.

Due to needing an updated Subdivision Plan, David Brubaker made a motion to **Table** the Christ Lantz – Sewage Facilities Planning Module. Seconded by Dale Snader. All voted in favor.

## **OTHER BUSINESS**

**Zoning Ordinance Review** – *Pending.*

**ADJOURNMENT** – With no further business, Beverly Martel made a motion to adjourn the meeting at 8:34p.m. Seconded by Bruce Light. All voted in favor.

***Respectfully Submitted,***

***Kathleen Sheroky, Recording Secretary***