

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 18, 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
Christine Spangler	Board Member
Kathleen Sheroky	Recording Secretary
Jackie Hollenbach	Mack Engineering

Approximately 9 audience members were in attendance.

COMMENTS – Jodi and Mike Hasbrouck commented on the Zoning Ordinance.

MINUTES – Dale Snader made a motion to approve the January 21, 2025 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. Michael Bracella from Bell and Evans spoke that they have a conforming plan to propose in March 2025. *Pending*.

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

PennDOT approved driveway location and issued HOP Permit.

Bruce Light made a motion to recommend approval of Waiver Request Section 22-510.C.13.b – 150' Separation between driveways, as presented, to the Board of Supervisors. Seconded by David Brubaker. Abstained Christine Spangler. Motion carried.

Parking lot lighting needs to be provided prior to land development approval.

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.

David Brubaker made a motion to remove this *Sketch Plan* from the Agenda. Seconded by Dale Snader. All voted in favor.

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

David Brubaker made a motion to remove this *Sketch Plan* from the Agenda. Seconded by Christine Spangler. All voted in favor.

Travis & Holly Berger – Preliminary / Final Minor Subdivision and Stormwater Management Plan – Plans received 7/18/2024. Time Extension 5/17/2025. *Pending*.

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

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.

Dale Snader made a motion to accept Time Extension 4/11/2025. Seconded by David Brubaker. All voted in favor.

David Brubaker made a motion to recommend approval of Sewage Facilities Planning Exemption Module, as presented, to the Board of Supervisors. Seconded by Christine Spangler. All voted in favor.

After a lengthy discussion, Dale Sander made a motion to recommend approval of Waiver – SALDO, Section 22-512.3.a & b – Concrete curbing and sidewalk, in lieu of a separate plan that depicts sidewalks/walking trail on NS of Route 22 between Fredericksburg Road and Redner's Warehouse Market. Plan to be submitted no later than February 2027, to the Board of Supervisors. Seconded by David Brubaker. Opposed Christine Spangler. Motion carried. Alex Kinzey, Steckbeck Engineering, will contact Andrew Morrow, Township Solicitor, to draw up a legal agreement for this motion.

Fireman's Park / Stormwater Management Plan – Plans received 12/03/2024. Plans accepted for review 12/17/2024. Received Temporary Highway Occupancy Permit and Transportation Impact Study (TIS) Determination and Scoping Meeting Application.

David Brubaker made a motion to recommend approval of the *Township Acknowledgement Letter*, as presented, to the Board of Supervisors. Seconded by Bruce Light. Abstained Christine Spangler. Motion carried.

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

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

Bell & Evans – Rezoning of 241 Blue Mountain Road and 408 Chestnut Hill Road – Two discussions were held with the Board and the residents. First, applying for a zoning variance instead of rezoning the property. Second, a zoning ordinance revision possibly allowing Ag related industries in the Agricultural Zoning districts. *Pending.*

Bruce Light made a comment stating that he is a chicken farmer, but does not have any affiliation with nor does he receive any financial gain from Bell & Evans.

NEW BUSINESS

Bell & Evans Bell & Evans Transportation Center – Preliminary / Final Land Development Plan – Plans received 1/29/2025.

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

Waivers/Modification Requests:

1. SALDO, Section 304 – Preliminary plan submission.
2. SALDO, Section 4.03.C.5.A – Plan scale shall not exceed 20' to the inch for land development plans.
3. SALDO, Section 22-510.C(10) (a) & (b) – The frontage along State Route 22 requires a shoulder of 10'.
4. SALDO, Section 22-512.3.a & b – Concrete curbing and sidewalk shall be installed along all existing streets.

Before taking official action, the Board decided to defer all waivers to Matt Mack, Township Engineer for review.

Bell & Evans Applications for Traffic Signal Approval:

William Penn Highway & Main Street & Fredericksburg Road

Bruce Light made a motion to recommend approval for the Traffic Signal Application, William Penn Highway & Main Street & Fredericksburg Road, as presented, to the Board of Supervisors. Seconded by David Brubaker. Abstained Christine Spangler. Motion carried.

William Penn Highway & Legionnaire Drive

Bruce Light made a motion to recommend approval for the Traffic Signal Application, William Penn Highway & Legionnaire Drive, as presented, to the Board of Supervisors. Seconded by David Brubaker. Abstained Christine Spangler. Motion carried.

OTHER BUSINESS

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

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

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary