

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 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
Matthew Mack	Township Engineer

Approximately 6 audience members were in attendance.

COMMENTS – Michael Bracrella commented on a future development, Plant 4, and that Matthew Mack and Alex Kinzey will meet and go over requirements for this project.

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

OLD BUSINESS

Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements – Transportation Impact Study (TIS) and new concept plan. Michael Bracrella, from Bell & Evans, asked for a Work Session to be held between Bethel Township, Bell & Evans and Steckbeck Engineering to discuss ideas and future development for Chestnut Hill Road / Blue Mountain Road Improvements. Kathleen Sheroky to schedule Work Session. Bell & Evans agrees to pay all fees associated for this Work Session.

David Brubaker made a motion to arrange a Work Session between Bethel Township, Bell & Evans and Steckbeck Engineering to discuss ideas and future development for Chestnut Hill Road / Blue Mountain Road Improvements. Seconded by Beverly Martel. All voted in favor.

Donnie Zabinski Commercial Operations – Time Extension 6/30/2025. PennDOT approved driveway location and issued HOP Permit.

David Brubaker made a motion to recommend approval of plan, as presented, to the Board of Supervisors. Seconded by Beverly Martel. Opposed Dale Snader. Motion carried.

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. Time Extension 5/17/2025. *Pending.*

Lynford Steiner Aq Operation / Land Development Plan – Plans received 9/27/2024.

Bruce Light made a motion to accept the New Time Extension 6/12/2025. Seconded by Christine Spangler. All voted in favor.

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. 1st Revision (Plan/Title Name Change Letter) received 1/10/2025. 2nd Revision received 3/03/2025. Time Extension 4/11/2025. If plan is not approved, Alex Kinzey from Steckbeck Engineering, stated that he will provide a New Time Extension at the 4/10/2025 Board of Supervisors Meeting.

Two Additional Waivers/Modification Request were acted upon:

5. SALDO, Section 22-512-C. – Street light shall be provided along all new streets and along streets abutting a subdivision or land development within all zoning districts with the exception of the Agricultural District.

Dale Snader made a motion to recommend approval of Waiver - SALDO, Section 22-512-C, to not require putting lights along State Route 22, but to add one additional light at the edge of the wetland area on the south side of what is proposed on the plan along Fredericksburg Road, to the Board of Supervisors. Seconded by David Brubaker. Abstained Christine Spangler. Motion carried.

6. SWMO, Section 23-112.3.A(2)(a) – A minimum depth of 36 inches between the bottom of the BMP and the limiting zone.

Dale Snader made a motion to recommend approval of Waiver - SWMO, Section 23-112.3.A(2)(a), as presented, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

Dale Snader made a motion to recommend approval of plan as presented, as long as all outstanding items are satisfactorily received by Matt Mack prior to the Supervisors meeting, to the Board of Supervisors. Seconded by Bruce Light. Opposed Christine Spangler. Motion carried.

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

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

Steckbeck Engineering is changing the design for this plan and asked that the review be **paused until updated plans are provided.*

NEW BUSINESS

Bell & Evans Plant 2 – Preliminary/Final Subdivision & Land Development Plan – Plans received 2/13/2025.

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

Four Waiver/Modification Requests were acted upon:

1. SALDO, Section 22-304 – Preliminary plan submission.

David Brubaker made a motion to recommend approval of Waiver - SALDO, Section 22-304, to the Board of Supervisors. Seconded by Dale Snader. All voted in favor.

2. SALDO, Section 22-403.C.5.A. – Plan scale shall not exceed 20' to the inch for land development plans.

Dale Snader made a motion to grant Waiver - SALDO, Section 22-403.C.5.A. Seconded by Bruce Light. All voted in favor.

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 Waiver – SALDO, Section 22-510.C(10)(a) & (b), to the Board of Supervisors. Seconded by David Brubaker. Abstained Christine Spangler. 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

Paul Nolt Ag Operation – Preliminary / Final Land Development Plan – Plans received 2/19/2025.

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

OTHER BUSINESS

Zoning Ordinance Review – Pending.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 7:54p.m. Seconded by Bruce Light. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary