

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 26, 2016**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 7:30 p.m. at the Bethel Township Building, 3015 S. Pine Grove Street, Fredericksburg, Pa with the following people present.

Dale Speicher	Chairman
Bruce Light	Vice-Chairman
David Brubaker	Board Member
Beverly Martel	Board Member
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Victor Grande	Township Engineer

COMMENTS - None.

MINUTES - David Brubaker made a motion to approve the March minutes as presented, seconded by Beverly Martel. All voted in favor.

OLD BUSINESS

Fredericksburg Speedway Mart - Pending. A time extension is needed.

Patrick M. and Theresa J. Piergallini - Pending. A time extension is needed.

Matthew V. and Terry J. Walters - Pending. A time extension is needed.

Engineer Grande read McCarthy's comments. No one was present to discuss the plan.

Bell & Evans Realty, II, LLC - Josh Webber from Steckbeck Engineering was present to discuss the plan.

A time extension needed.

A meeting will be scheduled next week between the township engineer and Steckbeck Engineering to review the plan comments.

The waivers were deferred until after the meeting between the engineers.

The township attorney, engineer and representatives for Bell and Evans are working on an agreement to relieve the township of any liability if they move dirt before a preliminary plan is in place. The Supervisors will hold a special meeting to take official action.

David Brubaker - 241 Freeport Road - Matthew Mack from Ludgate Engineering was present to discuss the waiver request.

After some discussion, Bruce Light made a motion to recommend approval to the Board of Supervisors of waiver request §22-301.1 – Waiver of Classification of Land Development, with conditions of the letter, seconded by Beverly Martel. Dale Speicher voted yes. David Brubaker abstained from voting. Christine Spangler was opposed. The motion carried.

A zoning permit, building permit, E&S approval, SEO approval and the deed easement must be recorded.

Bell and Evans, Inc. Revised Forcemain Path request for Consistency - Engineer Grande reported the consistency letter was completed and mailed.

NEW BUSINESS

Steiner Subdivision and Sewage Planning Waiver - David Brubaker made a motion to accept the plan for review, seconded by Bruce Light. All voted in favor.

DeVon Henne was present to discuss the plan.

No action was taken on the Sewage Planning Waiver.

Pine Meadows Golf Course - Robert Gearhart from Matthew and Hockley was present to discuss the request to add a deck.

An as-built plan was completed and the improvements were not done exactly to the recorded plan.

The planning exemption would need to be approved by the Board.

All comments will be addressed. No official action is required.

Martin and Arnold Subdivision – Beverly Martel made a motion to accept the plan for review, seconded by Christine Spangler. All voted in favor.

Bobby Gearhart was present to discuss the plan.

A zoning variance is needed. Mr. Gearhart will contact the township zoning officer regarding the existing plan.

ADJOURNMENT - With no further business, Christine Spangler made a motion to adjourn the meeting at 8:24 p.m., seconded by Beverly Martel. All voted in favor.

Respectfully Submitted,

Melissa Johnson,
Recording Secretary