

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

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 8:00 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 was not in attendance
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Victor Grande	Township Engineer

**COMMENTS** - None.

**MINUTES** - Christine Spangler made a motion to approve the June minutes as presented, seconded by David Brubaker. All voted in favor.

**OLD BUSINESS**

**Fredericksburg Speedway Mart** - Pending, litigation. A time extension is needed, referred to Solicitor Enck. Brent McFeaters from Matthew and Hockley gave a brief update of what he knew regarding the plan.

**Patrick M. and Theresa J. Piergallini** - David Brubaker made a motion to accept the time extension of 11/19/16, seconded by Bruce Light. All voted in favor.

Brent McFeaters from Matthew and Hockley reported they are waiting on the zoning hearing decision and the appeal process.

**Matthew V. and Terry J. Walters** - Christine Spangler made a motion to accept the time extension of 11/14/16, seconded by David Brubaker. All voted in favor.

Brent McFeaters from Matthew and Hockley gave a brief review of the plan status.

**Steiner Subdivision** - Chairman Speicher commented on the letter that was received from Attorney Fittzgibbons on behalf of the Steiner's and stated the Planning Board can not approve a plan without the proper information and if a representative would have attended the meeting this all could have been avoided.

The Board of Supervisors approved the plan on July 14, 2016, due to all ordinances were met and the township solicitor advised the Board can approve the plan or let it be approved by default on July 25, 2016.

**Martin and Arnold Subdivision** - Bruce Light made a motion to accept the time extension of 11/23/16, seconded by David Brubaker. All voted in favor.

Brent McFeaters from Matthew and Hockley reported they are waiting on the zoning hearing decision and the appeal process.

**John K. and Rebecca F. Lapp** - Brent McFeaters from Matthew and Hockley, John Lantz, Leroy Lantz and Henry Stoltzfus were present to discuss the plan.

Christine Spangler made a motion to accept the time extension of 9/20/16, seconded by David Brubaker. All voted in favor.

Waivers:

§22-403 E.7 - Bruce Light made a motion to recommend approval of waiver §22-403 E.7- Water, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-503 C.1 - David Brubaker made a motion to recommend approval of waiver §22-503 C.1 - Screening, to the Board of Supervisors, seconded by Christine Spangler. All voted in favor.

§22 512 3-A - David Brubaker made a motion to recommend approval of waiver §22 512 3-A - Curbs, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-512 3-B - Christine Spangler made a motion to recommend approval of waiver §22 512 3-B - Sidewalks, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-519-G - David Brubaker made a motion to recommend approval of waiver §22-519 G - Lighting of Parking Lot, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-519I A - David Brubaker made a motion to recommend approval of waiver §22-19I A - Parking Lot Materials, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-519 J - David Brubaker made a motion to recommend approval of waiver §22-519 J - 20 Foot Access Drive, to the Board of Supervisors, seconded by Christine Spangler. All voted in favor.

§22-403 - Bruce Light made a motion to recommend approval of waiver §22-403 - Preliminary/Final Plan, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§12.2 (a) A - David Brubaker made a motion to recommend approval of waiver §12.2 (a) A – to allow the area between the bottom of the BMP and the limiting zone to be less than the required 26 inches, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

They are working on PennDot approval, sewer issues and applying for E&S approval.

**NEW BUSINESS** – None.

**ADJOURNMENT** - With no further business, David Brubaker made a motion to adjourn the meeting at 8:34 p.m., seconded by Bruce Light. All voted in favor.

Respectfully Submitted,

Melissa Johnson,  
Recording Secretary