

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
MARCH 22, 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 February minutes as presented, seconded by Beverly Martel. All voted in favor.

OLD BUSINESS

Fredericksburg Speedway Mart - Beverly Martel made a motion to accept waiver request 5/29/16, seconded by David Brubaker. All voted in favor.

A letter from Solicitor Enck was received regarding the plan and possible litigation. Discussion was held.

Patrick M. and Theresa J. Piergallini - Pending. Chairman Speicher reported the zoning hearing was held and the request was granted.

Matthew V. and Terry J. Walters - Pending. Engineer Grande reported he received an updated plan February 24th for his review.

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

Waiver Request §510.C.(10)(b) - Street Improvements - Deferred.

Waiver Request §512.3.A - Curbs - Deferred.

Waiver Requests §512.3.B - Sidewalks and §5.12.3.C - Street Lighting - Beverly Martel made a motion to recommend approval of Waiver Requests §512.3.B - Sidewalks and §5.12.3.C - Street Lighting, seconded by David Brubaker. Beverly Martel, David Brubaker and Bruce Light voted in favor. Dale Speicher and Christine Spangler were opposed. The motion carried.

Mr. Webber announced they will be resubmitting there ENS and NPDS permits and they would like to start to move earth. The Lebanon Conservation District and DEP will oversee the work.

Engineering Grande advised that this would be a liability issue and it should be discussed with the township attorney.

Discussion was held on the liability issue and not having at least a preliminary plan.

Mr. Webber suggested they are not asking, they are telling them they will be moving ground.

Proposed Ordinance 041416 - Poultry Hatcheries in C-2 District - Beverly Martel made a motion to approve sending a letter to the Board of Supervisors recommending approval of Ordinance 041416 that it is in accordance with the objectives of the Bethel Township Comprehensive Plan adopted August 2002, seconded by Bruce Light. All voted in favor.

NEW BUSINESS

David Brubaker - 241 Freeport Road - Matthew Mack from Ludgate Engineering Corporation was present to discuss the request. David Brubaker excluded himself from the discussion as a Board member.

Mr. Mack reported that there will be 0% of storm water increase, no more public utilities and they will be eliminating a driveway.

A lengthy discussion was held on the request and the Board agreed they would like to see a full plan with the easement, the four requirements: ENS, SEO, zoning permit and building permit approval and the list of waivers they are requesting.

Engineer Grande cautioned that it very dangerous to waive the complete SALDO.

Bell and Evans, Inc. Revised Forcemain Path request for Consistency - The revised request was received on March 21, 2016 and the next scheduled meeting is April 26, 2016, which is a concern to the Board members, because the they do not meet before the 30 day comment period expires.

Discussion was held on the request and not knowing what exactly they are requesting. No one was present from Steckbeck Engineering to answer questions and/or concerns regarding the request.

Engineer Grande will take copies of the request and review, to the best of his ability, with the information that was submitted.

ADJOURNMENT - With no further business, Beverly Martel made a motion to adjourn the meeting at 9:16 p.m., seconded by David Brubaker. All voted in favor.

Respectfully Submitted,

Melissa Johnson,
Recording Secretary