

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
MAY 24, 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
Beverly Martel	Board Member
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Victor Grande	Township Engineer

David Brubaker was not in attendance.

**COMMENTS** - None.

**MINUTES** - Christine Spangler made a motion to approve the April minutes as presented, seconded by Beverly Martel. All voted in favor.

**OLD BUSINESS**

**Fredericksburg Speedway Mart** - Beverly Martel made a motion to accept the time extension of August 27, 2016, seconded by Bruce Light. All voted in favor.

**Patrick M. and Theresa J. Piergallini** - Beverly Martel made a motion to accept the time extension of August 21, 2016, seconded by Bruce Light. All voted in favor.

**Matthew V. and Terry J. Walters** - Beverly Martel made a motion to accept the time extension of August 16, 2016, seconded by Christine Spangler. All voted in favor.

**Bell & Evans Realty, II, LLC** - Josh Webber and Jeff Steckbeck from Steckbeck Engineering and Scott Sechler from Bell and Evans were present to discuss the plan.

A lengthy discussion was held on the requested waivers.

**Waiver Request:**

**§510.C(10)(b)** - Beverly Martel made a motion to recommend approval of waiver request §510.C(10)(b) - Improvements of Existing Streets – with the plan note “ The waiver of the paving of Chestnut Hill Road and Fredericksburg Road, as required by SALDO §510C.(10)(b) is granted; provided, however, that this waiver applies only to this Land Development plan, and if the Developer further develops the land subject to this plan or develops land to the south of the adjacent to Chestnut Hill Road or the use changes, this waiver shall not apply to the paving requirements, as those requirements apply to both sides of Chestnut Hill Road”, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

**§5.12.3.A** - Beverly Martel made a motion to recommend approval of waiver request §5.12.3.A - Curbs - with the plan note - “The waiver of the curbing of Chestnut Hill Road and Fredericksburg Road, as required by SALDO §512.3.A is granted; provided, however, that this waiver applies only to this Land Development plan, and if the Developer further develops the land subject to this plan or develops land to the south of and adjacent to Chestnut Hill Road or the use changes, this waiver shall not apply to the curbing requirements, as those requirements apply to both sides of Chestnut Hill Road”, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

**§510.C(16)** - Bruce Light made a motion to recommend approval of waiver request §510.C(16) - Means of Access with the condition that an approval letter is received by the emergency services, to the Board of Supervisors, seconded by Beverly Martel. Christine Spangler was opposed. The motion carried.

§22-518 - Beverly Martel made a motion to recommend approval of waiver request §22-518 Traffic Impact Study, "The waiver of the Traffic Impact Study of Chestnut Hill Road and Fredericksburg Road, as required by SALDO §22-518 is granted; provided, however, that this waiver applies only to this Land Development plan, and if the Developer further develops the land subject to this plan or develops land to the south of and adjacent to Chestnut Hill Road or the use changes, this waiver shall not apply to the Traffic Impact Study requirements", seconded by Bruce Light. All voted in favor.

§11(j) - Beverly Martel made a motion to recommend approval of waiver request §11(j) - Stormwater with the plan note - "The waiver of the stormwater, as required by SALDO §11(j) is granted; provided, however, that this waiver applies only to this Land Development plan, and if the Developer further develops the land subject to this plan or develops land to the south of and adjacent to Chestnut Hill Road or the use changes, this waiver shall not apply to the stormwater", to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

Documents will be provided.

Bruce Light made a motion to recommend approval conditioned upon (1) making all plan revisions approved tonight, and verified by the township engineer; (2) approval by FSWA of utility plans; (3) approval by PA DEP of the General Permit for the creek crossing; (4) Receipt of emergency service approval; (5) execution of all required improvements agreements stipulated in SALDO; (6) providing of required financial security in the amount approved by the township engineer, seconded by Beverly Martel. Christine Spangler was opposed. The motion carried.

Chairman Speicher reminded them he needs to sign the approved plan before the Supervisors meeting.

Jeff Steckbeck from Steckbeck Engineering stated he appreciated the Boards time and that they expect to have perhaps three more plans before the Board and we will strive and endeavor to make sure there are fewer conditions or possibly none.

**Steiner Subdivision and Sewage Planning Waiver** - DeVon Henne was present to discuss the plan.

McCarthy Engineering and the County comments were reviewed.

The Board agreed they would like to see the property line straighter and a double driveway without an easement.

Sewage Planning Waiver and Non Building Declaration - Bruce Light made a motion to recommend approval of the Sewage Planning Waiver and Non Building Declaration to the Board of Supervisors, seconded by Beverly Martel. All voted in favor.

**Martin and Arnold Subdivision** - Engineer Grande reviewed the McCarthy's and the County's comments.

The plan is a major subdivision and there are a lot of comments that need to be addressed. No one was present to discuss the plan.

## **NEW BUSINESS**

**John K. and Rebecca F. Lapp** - A motion was made by Bruce Light to accept the plan for review, seconded by Christine Spangler. All voted in favor.

John Lantz was present to discuss the plan.

The Board will need a copy of the zoning hearing decision.

**Lynford Steiner Project Termination** - Land Development project termination information was received for the Lynford Steiner's poultry operation.

Red Barn will be contacted again to inform them that they would need to submit a request in writing to the Board of Supervisor to have a final inspection completed and have any remaining financial security released.

**ADJOURNMENT** - With no further business, Christine Spangler made a motion to adjourn the meeting at 8:56 p.m., seconded by Beverly Martel. All voted in favor.

Respectfully Submitted,

Melissa Johnson,  
Recording Secretary