

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 25, 2017**

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	Absent
Melissa Johnson	Recording Secretary
Charles Hess	Township Engineer

COMMENTS - None.

MINUTES – David Brubaker made a motion to approve the March minutes as presented, seconded by Bruce Light. All voted in favor.

OLD BUSINESS

Elmer & Vera Zimmerman Subdivision – Beverly Martel made a motion to recommend approval of the plan as presented to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

Devon Henne was present to discuss the plan. A time extension will be needed if the plan is not approved at the Supervisors meeting on May 11, 2017.

Pine Meadow School/Nolt and Sewage Planning Module – Bruce Light made a motion to recommend approval of the Sewage Planning Waiver as presented to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

Bobby Gearhart from Matthew and Hockley and Lowell Nolt was present to discuss the plan. Engineer Hess reviewed McCarthy's comments.

Waiver Requests:

§304 & 305 - Preliminary/Final Plan Submission – Beverly Light made a motion to recommend approval of waiver request §304 & 305 - Preliminary/Final Plan Submission, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§403.C.5.a – Plan Scale – Beverly Martel made a motion to grant waiver request §403.C.5.a – Plan Scale, seconded by David Brubaker. All voted in favor.

§510.C.10 - Improvements to Existing Streets – Beverly Martel made a motion to recommend approval of waiver request §510.C.10 - Improvements to Existing Streets, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§512.3.A - Curbs – David Brubaker made a motion to recommend approval of waiver request §512.3.A - Curbs, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§512.3.B - Sidewalks – Beverly Martel made a motion to recommend approval of waiver request §512.3.B - Sidewalks, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§519.G - Lighting Plan – Beverly Martel made a motion to recommend approval of waiver request §519.G- Lighting Plan with a plan note of "Lighting shall be arranged such that the foot candle values are zero at and beyond the property lines", to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-503.2.C.(1) - Buffering Planting – David Brubaker made a motion to recommend approval of waiver request §22-503.C.(1) - Buffering Planting with the table on Sheet 6 shall be revised to specify the height of the arborvitaes shall be 8 feet instead of 6 as required and the height be further specified on the table as “Height at Time of Planting”, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-114.4 – Stormwater Management Ordinance – Withdrawn.

§23-114.6 - Basin – Beverly Martel made a motion to recommend approval of waiver request §23-14.6 - Basin, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

A copy of the HOP plan was submitted for the file.

Mr. Gearhart provided copies of the zoning hearing decision to the Board members.

Mr. Gearhart asked if they could move dirt. The Board agreed that if they move dirt it would be at their own risk.

Mr. Gearhart asked if Solicitor Enck could start the agreements. The Board informed him that would be Solicitor Enck’s decision, not theirs.

LVMHC Waste Water Treatment Plant Upgrade – Kim Fasnacht from SSM was present to discuss the plan.

Waiver Requests:

§22-304 - Preliminary/Final Plan Submission – Beverly Martel made a motion to recommend approval of waiver request §22-304 - Preliminary/Final Plan Submission, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-5.22.C.(1) - Buffer – David Brubaker made a motion to recommend approval of waiver request §22-5.22.C.(1) - Buffer, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-512.3A - Curbs – Beverly Martel made a motion to recommend approval of waiver request §22-512.3A - Curbs, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§22-512.3B - Sidewalks – Beverly Martel made a motion to recommend approval of waiver request §22-512.3B - Sidewalks, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§23-111.9.A - Stormwater Ordinance/Requiring detainment and infiltration of the post-developed 1-year storm – Beverly Martel made a motion to recommend approval of waiver request §22-111.9.A - Stormwater Ordinance - Requiring detainment and infiltration of the post-developed 1-year storm, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§23-112 - Stormwater Ordinance/Requiring Infiltration – Beverly Martel made a motion to recommend approval of waiver request §23-112 - Stormwater Ordinance/Requiring Infiltration, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

§23-113.1 – Stormwater Ordinance – Requiring swales to be designed for the 25-year storm – Withdrawn

§23-113.3 – Stormwater Ordinance – Requiring swales to be designed for the 100-year storm – Withdrawn

§23-113.5 - Stormwater Ordinance - Requiring a minimum pipe of 15 inches – Beverly Martel made a motion to recommend approval of waiver request §23-113.5 - Stormwater Ordinance - Requiring a minimum pipe of 15 inches, requiring a three dimensional trash rack be designed, detailed

and specified for installation on the upstream end of this pipe to reduce the potential for clogging, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§23-113.13 – Stormwater Ordinance – Requiring swale analysis and design – Withdrawn

§23-114.3 – Stormwater Ordinance – Requiring the emergency spillway discharge elevation to be 1 foot below the top of berm elevation – Withdrawn

§23-114.4 – Stormwater Ordinance – Requiring 1 foot of freeboard between the top of berm elevation and the 100-year water surface elevation – Withdrawn

§23-114.6 - Stormwater Ordinance - Requiring pond retention times between 24 and 72 hours – Beverly Martel made a motion to recommend approval of waiver request §23.114.6 - Stormwater Ordinance - requiring pond retention times between 24 and 72 hours, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§23-114.12 - Stormwater Ordinance - requiring a cutoff trench of imperious materials - Withdrawn

§23-114.13 – Stormwater Ordinance – Requiring anti-seep collars – Withdrawn

Zoning Medical Marijuana Regulations – No action. The Board agreed the Supervisors can make the decision.

NEW BUSINESS

Darryl Weaver & Alta Weaver Minor Subdivision and Planning Waiver and Non-Building Declaration – David Brubaker made a motion to accept the plan for review, seconded by Bruce Light. All voted in favor.

Beverly Martel made a motion to recommend approval of the Planning Waiver and Non-Building Declaration as presented, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

Heath Machamer from OTM was present to discuss the plan.

Waiver Requests:

§22-304 – Preliminary Plan – Beverly Martel made a motion to recommend approval of waiver request §22-304- Preliminary Plan, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§22-403.C.5.a – Plan Scale – David Brubaker made a motion to grant waiver request §22-403.C.5.a – Plan Scale, seconded by Bruce Light. All voted in favor.

§22-510.C.(10)(a) – Improvements of Existing Streets and Intersections – Beverly Martel made a motion to recommend approval of waiver request §22-510.C.(10)(a) – Improvements of Existing Streets and Intersections, to the Board of Supervisors, seconded by Bruce Light. All voted in favor.

ADJOURNMENT - With no further business, Beverly Martel made a motion to adjourn the meeting at 8:33 p.m., seconded by David Brubaker. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary