

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 28, 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	Absent
David Brubaker	Board Member
Beverly Martel	Absent
Christine Spangler	Board Member
Melissa Johnson	Recording Secretary
Victor Grande	Township Engineer

COMMENTS - None.

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

OLD BUSINESS

Fredericksburg Speedway Mart - Pending direction from Solicitor Enck.

George and Debra Eash Subdivision - Jeff Yates from OTM, LLC was present to discuss the plan.

Discussion was again held on the lot lines being squared. Engineer Grande informed Mr. Yates that he did not receive the plan to review before the meeting and in the future that needs to happen. Mr. Yates assured him that there were no changes except making the lot-line straight.

David Brubaker made a motion to recommend approval of the plan as presented to the Board of Supervisors, seconded by Christine Spangler. All voted in favor.

Mr. Yates was informed that he would need a time extension if the plan is not approved at the March 9, 2017 Supervisors meeting.

Pauline Grumbine Ag Security – David Brubaker made a motion to recommend the Grumbine Ag Security Area Addition Proposals as presented to the Board of Supervisors, seconded by Christine Spangler. All voted in favor.

NEW BUSINESS

Elmer & Vera Zimmerman Subdivision and Planning Waiver and Non-Building Declaration – Christine Spangler made a motion to accept the plan for review, seconded by David Brubaker. All voted in favor.

DeVon Henne was present to discuss the plan. Mr. Henne explained that the reasoning for subdividing the one acre lot was due to the grandmother's legal will and the annexation lot/Halteman was to clean up the lot lines.

Discussion was held on the lot numbers, the Board agreed that they want the parent tract/residue lot to be numbered lot 1 and so forth, that way it is easier to keep track of the lots in the future.

Discussion was also held on McCarthy's Engineering comments #1 and #14.

Comment #1 - Engineer Grande determined the annexation is a lot and the plan would be a major subdivision. Mr. Henne agreed he would submit a new application.

Comment #14 – Engineer Grande and Mr. Henne agreed that the Planning Waiver and Non Building Declaration would be required for the annexation lot/Halteman, but would need clarification from the SEO on the other lot.

ADJOURNMENT - With no further business, David Brubaker made a motion to adjourn the meeting at 8:23 p.m., seconded by Christine Spangler. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary