

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
FEBRUARY 27, 2018**

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
Charles Hess	Township Engineer

COMMENTS - None.

MINUTES – Beverly Martel made a motion to approve the January minutes as presented, seconded by David Brubaker. All voted in favor.

OLD BUSINESS

Lowell and Josephine Nolt Hog Barn Land Development – Alan Love from SDS Engineering was present to discuss the plan and McCarthy’s review letter.

Discussion was on the following, the deed. Mr. Love stated it’s the same deed, different tracts. The Board asked that a note be placed on the plan, the right-of-way and the flood plain and the wording that should be on the plan.

The Board was given copies of the Special Exception discussion.

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

Bruce Light made a motion to recommend approval of waiver request §22-512.3.A., §22-512.3.B and §22-510.C.(14).(c) Curbs, Sidewalks and Streets, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

Engineer Hess informed Mr. Love that for the client’s sake, he is available to call him with any questions.

NEW BUSINESS

Keystone Protein Co. (Bell & Evans) WWTP Preliminary/Final Plan – Beverly Martel made a motion to accept the plan for review, seconded by David Brubaker. All voted in favor.

Dan Chirico from Bell and Evans and Jeff Steckbeck from Steckbeck Engineering were present to discuss the plan.

Christine Spangler questioned why we are accepting a plan submittal that does not include a traffic study. Dan Chirico stated they will only have two extra employees per shift and it would not be huge impact on the traffic. Engineer Hess stated he would like documentation verifying that information.

Mr. Chirico explained the reason the why the plan is being submitted in phases is due to the funding and the need for collateral.

Discussion was held on the future development of the land, the traffic study, and there being a signed agreement for the road improvements.

The Board members agreed they would consider a waiver of the road improvements now, but they would require them to be completed with the final phase.

Larry Hess, Susan Hess, Lisa Laucks and Zach Kauffman commented.

Bell and Evans TIS Scope – Jeff Steckbeck was present to discuss the TIS Scope for the Bell and Evans project along Chestnut Hill Road. After further discussion with the Planning Commission members, Mr. Steckbeck announced that they agreed earlier today to comply with the studies the township requested and add the items to their scope of study. After further discussion with local residents Mr. Steckbeck agreed to include the Mill Road speed limit study.

ADJOURNMENT - With no further business, Beverly Martel made a motion to adjourn the meeting at 8:25 p.m., seconded by David Brubaker. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary