

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 25, 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
James McCarthy	Township Engineer

COMMENTS - None.

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

OLD BUSINESS

Bell and Evans Processing Plant – Alex Kinzey from Steckbeck Engineering was present to discuss the plan.

Discussion was held on the time extension letter dated September 25, 2018, from Daniel Chirico, Chief Financial Officer, stating that for a variety of reasons, Bell and Evans ownership and management are reassessing our plans and schedule for the new processing plant proposed at the Chestnut Hill Road site. While still intend on pursuing the project in the future, the exact details about the building and internal traffic circulation may change from that shown on the proposed land development plan. The external impacts will remain the same, so we do not want to withdraw the plan, but rather would like to table discussions and processing of the plan approval at this time. During the hiatus, our engineer will continue to work on external impact issues such as Chestnut Hill roadway improvements, associated state agency permits, utility extensions, etc.

David Brubaker made a motion to accept the time extension of February 20, 2019, seconded by Bruce Light. All voted in favor.

Barry and Faye Seiverling Minor Lot Addition – Christine Spangler made a motion to accept the extension of January 21, 2019, seconded by David Brubaker. All voted in favor.

Bruce Heilinger Poultry Operations – Burt Nye from Red Barn Consulting was present to discuss the plan.

A time extension is needed. Mr. Nye stated he would submit one to the township.

Waiver Request:

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

§403.C(5)(a) – Scale – Beverly Martel made a motion to grant waiver §403.C(5)(a) – Scale, seconded by Christine Spangler. All voted in favor.

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

§510.C(16) – Two Separate and Distinct Means of Access – Bruce Light made a motion to recommend approval of waiver request §510.C(16) – Two Separate and Distinct Means of Access, to the Board of Supervisors, seconded by David Brubaker. All voted in favor.

§13.(e) – Stormwater Pipe Size – Beverly Martel made a motion to recommend approval of waiver request §13.(e) – Stormwater Pipe Size, to the Board of Supervisors, seconded by Christine Spangler. All voted in favor.

Recreation Fee - Christine Spangler made a motion to recommend to the Board of Supervisors to waive the recreation fee due to the agricultural nature of the property, seconded by David Brubaker. All voted in favor.

Jay and Miriam Weaver Agricultural Security Areas – Beverly Martel made a motion to recommend approval of the Agricultural Security Application from Jay and Miriam Weaver for 65.68 acres that is part of tax parcel 19 2356808 396402 000 and 45.14 acres that is part of tax parcel number 23 2357666 397072 0000, seconded by David Brubaker. All voted in favor.

Fredericksburg Chiropractic – Christine Spangler made a motion to recommend approval of waiver request §22-105 Subdivision and Land Development Ordinance, to the Board of Supervisors, with the understanding that the site distance must be maintained per the Traffic and Design report, seconded by David Brubaker. All voted in favor.

NEW BUSINESS – None.

ADJOURNMENT - With no further business, Beverly Martel made a motion to adjourn the meeting at 8:05 p.m., seconded by Christine Spangler. All voted in favor.

Respectfully Submitted,

Melissa Johnson
Recording Secretary