

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
MAY 20, 2025**

The regularly scheduled meeting of the Bethel Township Planning Commission was held at 7:00 p.m. at the Bethel Township Building, 3015 South Pine Grove Street, Fredericksburg, Pa with the following people present:

Beverly Martel - Chairman  
David Brubaker - Vice-Chairman  
Bruce Light - Board Member  
Dale Snader - Board Member  
Christine Spangler – Board Member  
Matthew Mack – Township Engineer

Approximately 12 audience members were in attendance.

**COMMENTS** – None

**MINUTES 4/15/25** – Bruce Light made a motion to approve the April 15, 2025 minutes as presented. Seconded by David Brubaker. All voted in favor.

**OLD BUSINESS**

**Bell & Evans Chestnut Hill Rd / Blue Mountain Road Improvements** – A Steckbeck representative met with an ELA Traffic Engineer to develop a final plan which may include only bank cuts to improve sight distance. A concept drawing was presented to the Board.

**Northern Lebanon High School / Middle School Renovations** – Storm Water Management Plan Revision. *Pending*.

Traffic Impact Study (TIS) – RETTEW Post-Construction Traffic Study Supplement Letter. *Pending*.

Airport Road, Sidewalk – *Pending*. Christine Spangler questioned the status.

**Lynford Steiner Aq Operation / Land Development Plan** – Plan is ready for approval. Bruce Light made a motion to recommend the plan for approval to the BOS. Dave Brubaker seconded. All approved.

A time extension is needed to reach the Supervisor meeting. Dave Brubaker made a motion, seconded by Christine Spangler to accept a 36-day extension, 7/18/2025. All approved.

**Bell & Evans – Rezoning of 241 Blue Mountain Road and 408 Chestnut Hill Road** – Awaiting outcome of Zoning Hearing Board

**Bell & Evans Transportation Center – Preliminary / Final Land Development Plan** – David Brubaker made a motion, seconded by Bruce Light to accept a time extension to Aug 16, 2025. All approved.

Nine Waivers/Modifications were requested:

- 1 SALDO, Section 304 – Preliminary plan submission. Bev Martel made a motion, seconded by Dave Brubaker to recommend. All in favor.
- 2 SALDO, Section 22-403.C.5.A – Plan scale shall not exceed 20' to the inch for land development plans. Bev Martel made a motion, second by Bruce Light to grant modification. All in favor.
- 3 SALDO, Section 22-510.C(10)(a) & (b) – The frontage along State Route 22 requires a shoulder of 10'. Bruce Light made a motion, seconded by Dave Brubaker to recommend to the BOS. All approved with Christine Spangler abstaining.
- 4 SALDO, Section 22-512.3.a & b – Concrete curbing and sidewalk shall be installed along all existing streets. Bev Martel made a motion, seconded by Dave Brubaker to recommend no sidewalk along Rt 22 or Fredericksburg Road, in lieu of a fee paid to the Twp in an amount equal to the cost of the sidewalk to the BOS. All approved. Christine Spangler abstained. Bev Martel made a second motion, seconded by Bruce Light to recommend no curbing along RT 22 or the floodplain area to the south along Fredericksburg Road to the BOS. All approved. Christine Spangler abstained.
- 5 SWO, Section 23-113.5 – Pipe diameter 15". Bruce Light made a motion, seconded by Dave Brubaker to recommend a waiver of this section to the BOS. All approved.
- 6 SWO, Section 23-114.3 & 4 – Basin spillways. No action was taken on this because basin will be subsurface.
- 7 SWMO, Section 23-112.3.A(2)(a) – Minimum depth 36" to limiting zone. Dave Brubaker made a motion, seconded by Bruce Light to recommend a waiver of this section to the BOS. All approved.
- 8 SALDO, Section 22-511 – Sufficient monuments. Dale Snader made a motion, seconded by Dave Brubaker to recommend a waiver of this section to the BOS. All approved.
- 9 SALDO, Section 22-512.C – Street lighting. Dale Snader made a motion, seconded by Dave Brubaker to recommend no lighting requirement along RT 22 and the floodplain area to the south along Fredericksburg Road to the BOS. All approved. Christine Spangler abstained.

**Bell & Evans Plant 2 – Preliminary/Final Subdivision & Land Development Plan** – Bruce Light made a motion, seconded by Christine Spangler to accept a 64-day time extension, 8/15/2025. All approved.

Seven Waivers/Modifications were requested:

- 1 SALDO, Section 304 – Preliminary plan submission. Preliminary plan submission. Christine Spangler made a motion, seconded by Bruce Light to recommend to the BOS. All in favor.
- 2 SALDO, Section 22-403.C.5.A – Plan scale shall not exceed 20' to the inch for land development plans. Dave Brubaker made a motion, second by Christine Spangler to grant modification. All in favor.
- 3 SALDO, Section 22-510.C(10)(a) & (b) – The frontage along State Route 22 requires a shoulder of 10'. Bruce Light made a motion, seconded by Dave Brubaker to recommend to the BOS. All approved with Christine Spangler abstaining.
- 4 SALDO, Section 22-512.3.a & b – Concrete curbing and sidewalk shall be installed along all existing streets. Bruce Light made a motion, seconded by Dave Brubaker to recommend deferral of this section in anticipation the previously proposed walking path between Redner's and Fredericksburg Road will be completed, to the BOS. All approved. Christine Spangler abstained.

5 SALDO, Section 22-403.C – Location map scale. Dave Brubaker made a motion, seconded by Bev Martel to recommend a 1" = 2,000' scale to the BOS. All approved.

6 SALDO, Section 22-512.C – Street lighting. No action taken until measurements regarding available lighting from other proposed projects can be calculated.

7 SWMO, Section 23-112.3.A(2)(a) – Minimum depth 36" to limiting zone. Dave Brubaker made a motion, seconded by Bruce Light to recommend a waiver of this section to the BOS. All approved.

Discussion followed regarding whether Rec fee was paid when this original plant #2 project was approved. Confirmation at next meeting.

Discussion regarding parking proposed less than 10' from property line since B&E owns both properties. A waiver will be requested at next meeting.

Discussion regarding installing pipes within walking path to convey storm water where walking path crosses basin outlet. Yes. Matt Mack suggested B&E advise Penn Dot of proposed changes to basin since it outlets onto Penn Dot right-of-way. Alex from Steckbeck will seek advice from Sue at ELA to see if she thinks this is necessary.

Tim Showers commented on spillover truck headlights from parking/loading area proposed on north side of this site.

**Paul Nolt Ag Operation – Preliminary / Final Land Development Plan** – Bruce Light made a motion, seconded by Christine Spangler to accept a 90-day time extension, 9/13/2025. All approved.

Four Waivers/Modifications were requested:

1 Section 22-403.C.(2)c & 22-511 Monuments and pins. Dale Snader made a motion, seconded by Dave Brubaker to recommend waiver of this section to the BOS. All in favor.

2 Section 22-510.C.(16) – Second access. Dave Brubaker made a motion, second by Bruce Light to recommend waiver of this section to the BOS. All in favor. Documentation from Fire Chief that he approved will be provided

3 Section 22-403.C.(2)(a) – Survey closure requirement. Bruce Light made a motion, seconded by Christine Spangler to recommend waiver of this section to the BOS. All approved.

4 Section 23-114.10 – Minimum grade in basin. Dave Brubaker made a motion, seconded by Dale Snader to recommend waiver of this section to the BOS. All approved.

**Dew-Mist Farms – Preliminary / Final Subdivision & Land Development Plan** – No action until ZHB hearing complete as required due to CAFO status.

**Bell & Evans / County of Lebanon Communication Tower Site – Final Minor Subdivision Plan** – Pending

**Christ Lantz – Sewage Facilities Planning Module** – Pending

**NEW BUSINESS** – None

Bev Martel noted for the audience that once a plan is given approval by the Township it is still necessary to apply for all necessary permits and provide financial security before construction begins.

**ADJOURNMENT** – With no further business, Dave Brubaker made a motion, seconded by Bruce Light to adjourn the meeting at 8:26p.m. All in favor.

*Next scheduled meeting June 17, 2025 at 7:00 p.m.*

Dale Snader, Acting Secretary