

**BETHEL TOWNSHIP  
PLANNING COMMISSION AGENDA  
JULY 22, 2025**

**CALL MEETING TO ORDER**

**ROLL CALL**

**COMMENTS** - *Please note that recording devices may be in use by the township officials and/or the public.*

**MINUTES**

**OLD BUSINESS**

**Bell & Evans Chestnut Hill Rd / Blue Mountain Road Improvements**

**Northern Lebanon High School / Middle School Renovations**

**Bell & Evans Transportation Center – Preliminary / Final Land Development Plan**

- *Looking for recommendation of Plan Approval, to the Board of Supervisors.*

**Bell & Evans Plant 2 – Preliminary/Final Subdivision & Land Development Plan**

- *SALDO, Section 22-519.A – Parking facilities shall not be permitted within 10 feet of a side or rear property line.*
- *SALDO, Section 22-511. – Provide sufficient monuments.*
- *Looking for recommendation of Plan Approval, to the Board of Supervisors.*

**Dew-Mist Farms – Preliminary / Final Subdivision & Land Development Plan**

- *SALDO, Section 22-304.2.A – Requirement for a Preliminary Plan.*
- *SALDO, Section 22-403.C.(5)(a) – Requirement for scale to not exceed 20 feet to one inch for subdivisions and land development plans.*
- *SALDO, Section 22-503.2.C – Requirement for the landscape buffer.*
- *SALDO, Section 22-510.C(10) – Requirement of improvement of existing streets.*
- *SALDO, Section 22-510.C(10)(a), 22-512.3.A, 22-512.3.B & 22-512.3.C – Requirement roadway improvements (sidewalks, curbs, and street lights).*
- *SWMO, Section 23-113.5 – Requirement for all pipes to have a minimum diameter of 15 inches.*
- *SWMO, Section 23-113.00 – Partial waiver for the requirement for all headwalls to utilize protective grating for Pipe 4.*

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

- *SALDO, Section 22-402.C.(3) – Existing streets, utilities, topography and natural features within 100' of the proposed subdivision shall be illustrated on the plans.*
- *SALDO, Section 22-510.C.(10)(a) – The developer shall improve the existing street to the cartway width established for new streets of the same classification set forth in this chapter.*

**Christ Lantz – Sewage Facilities Planning Module**

**NEW BUSINESS**

**Paul E. & Janice S. Lehman**

**Lebanon 22 Solar Projects** – Plans received 6/24/2025.

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**Jeff Brubaker – Minor Subdivision & Land Development Plan** – Plans received 7/07/2025.

**Michele Grumbine Ag Operation** – Plans received 7/08/2025.

- SALDO, Section 22-304.2.A – Requirement to submit a preliminary plan for review and approval prior to the submission of the final plan.
- SALDO, Section 22-403.C.(2)(c) & 22-511 – Requirements to set monuments and pins.
- SALDO, Section 22-512.3.A, 22-512.3.B & 22-512.3.C – Requirements to install curbs, sidewalks, and streetlights.
- SALDO, Section 22-512.2 – Requirement to provide a street lighting duct system.

**ADJOURNMENT** – Next scheduled meeting August 19, 2025 at 7:00 p.m.