

**BETHEL TOWNSHIP
PLANNING COMMISSION AGENDA
AUGUST 19, 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 7/22/2025

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

- *Time Extension requested 10/10/2025.*

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.

County of Lebanon Communication Tower Site – Final Minor Subdivision Plan / Planning Waiver & Non-Building Declaration

- Ratify July's motion:
"To remove Bell & Evans name from the name of this Plan on the PC Agenda/Minutes."
- *Request for Planning Waiver & Non-Building Declaration*

Christ Lantz – 3rd Dwelling Unit / Sewage Facilities Planning Module

- *Sewage Facilities Planning Module*

Lebanon 22 Solar Projects

Jeff Brubaker – Minor Subdivision & Land Development Plan

Michele Grumbine Ag Operation

- 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.

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NEW BUSINESS

ADJOURNMENT – *Next scheduled meeting September 16, 2025 at 7:00 p.m.*

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| <p><u>REMINDER:</u> <i>Once a plan is approved by the Board of Supervisors, you will still need to apply for permits and provide your Letter of Credit for financial security.</i></p> |
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