

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
JULY 22, 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
Kathleen Sheroky	Recording Secretary
Jackie Hollenbach	Zoning Officer

Approximately 6 audience members were in attendance.

**COMMENTS** – Alex Kinzey commented on an upcoming project, Fischer Tract. Mike Bracrella gave an update on the Pipeline Project, which should begin August 12, 2025.

**MINUTES 6/17/2025** – David Brubaker made a motion to approve the June 17, 2025 minutes, as presented, with insert requested by the Township Solicitor, Andrew Morrow. Dale Snader seconded. All voted in favor.

**OLD BUSINESS**

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

- ELA Traffic Impact Study Scope. ***Pending.***

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

- Stormwater Management Plan Revision. ***Pending.***
- Traffic Impact Study (TIS) – ***Pending.***
- Airport Road, sidewalk – ***Pending.***
- School Drive, curb – Jackie Hollenbach commented that Matt Mack, at site meeting, determined that curb is too high and either has to be removed or the road has to be raised.

**Bell & Evans Transportation Center – Preliminary / Final Land Development Plan** – Plans received 1/29/2025. Accepted for review 2/18/2025. Time Extension 8/15/2025. Revised Plans received 7/02/2025.

- ***No Action was taken.*** Plan is **Tabled** and must apply to the Zoning Hearing Board for Height, Driveway, and Use.

**Bell & Evans Plant 2 – Preliminary / Final Subdivision & Land Development Plan** – Plans received 2/13/2025. Accepted for review 03/18/2025. Time Extension 8/15/2025. Revised Plans received 7/02/2025.

- SALDO, Section 22-519.A – *Parking facilities shall not be permitted within 10 feet of a side or rear property line.*  
***This waiver is no longer needed and was removed by Plan Engineer.***
- SALDO, Section 22-511 – *Provide sufficient monuments.*  
***Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.***
- ***Dale Snader made a motion to Recommend this Plan, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.***

**Dew-Mist Farms – Preliminary / Final Subdivision & Land Development Plan** – Plans received 3/05/2025. Accepted for review 4/15/2025. Time Extension 9/30/2025. Revised Plans received 7/17/2025.

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

**Bell & Evans / County of Lebanon Communication Tower Site – Final Minor Subdivision Plan** – Plans received 3/14/2025. Accepted for review 4/15/2025. Time Extension 9/12/2025.

- **Beverly Martel made a motion to remove Bell & Evans from the name of this Plan on the PC Agenda/Minutes. Seconded by Dale Snader. All voted in favor.**
- 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.  
**Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.**
- 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.  
**Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.**

**Christ Lantz – Sewage Facilities Planning Module** – Module received 3/31/2025. **Pending.**

## **NEW BUSINESS**

**Paul E. & Janice S. Lehman** – Sketch Plan received 10/2024 deferred to Jackson Township for the plan review process.

- **Beverly Martel signed off on Plan. Bruce Light made a motion to recommend Plan, as presented, to the Board of Supervisors for signatures. David Brubaker seconded. All voted in favor.**

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

- *David Brubaker made a motion to accept Plan for review. Dale Snader seconded. All voted in favor.*

**Jeff Brubaker – Minor Subdivision & Land Development Plan** – Plans received 7/7/20025.

- *David Brubaker made a motion to accept Plan for review. Bruce Light seconded. All voted in favor.*

**Michele Grumbine Ag Operation** – Plans received 7/8/2025.

- *David Brubaker made a motion to accept Plan for review. Dale Snader seconded. All voted in favor.*
- *SALDO, Section 22-304.2.A – Requirement to submit a preliminary plan for review and approval prior to the submission of the final plan.  
**Waiver is Tabled.***
- *SALDO, Section 22-403.C.(2)(c) & 22-511 – Requirements to set monuments and pins.  
**Waiver is Tabled.***
- *SALDO, Section 22-512.3.A, 22-512.3.B & 22-512.3.C – Requirements to install curbs, sidewalks, and streetlights.  
**Waiver is Tabled.***
- *SALDO, Section 22-512.2 – Requirement to provide a street lighting duct system.  
**Waiver is Tabled.***

**Bell & Evans** – Cook Facility and Plant 2 sidewalk discussion.

- Alex Kinzey, Steckbeck Engineering, updated the Board on two different options for the Cook Facility and Plant 2 Sidewalk Plan. One option is starting from Esther's Restaurant, sidewalk will head west and then cross State Route 22 at the American Legion to the south side, then continue west crossing State Route 22 to the north side, and then head into town. To do this, they will need a zoning variance, improved floodplain, revised cost estimate with a new layout, and PennDOT approval moving forward. The other option is to run the sidewalk heading east on the north side of State Route 22 along Sherwin Williams in the PennDOT Right of Way, needing PennDOT approval.

**ADJOURNMENT** – With no further business, David Brubaker made a motion to adjourn the meeting at 7:47p.m. Seconded by Dale Snader. All voted in favor.

*Respectfully Submitted,*

*Kathleen Sheroky, Recording Secretary*