

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 17, 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
Matthew Mack	Township Engineer

Approximately 8 audience members were in attendance.

COMMENTS – None.

MINUTES 5/20/2025 – Bruce Light made a motion to approve the May 20, 2025 minutes as presented. Seconded by David Brubaker. 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 – School District is reapplying for PennDOT Grants. Dale Snader said he communicated with Superintendent Gary Messinger about this and Gary said that if this Grant does not result in funding, the School District will do the sidewalk. *Pending.*

Bell & Evans – Rezoning of 241 Blue Mountain Road and 408 Chestnut Hill Road

Applicant's request for use variances from Section 27-602, Section 27-605.2, and 27-1707.2, of the Bethel Township Zoning Ordinance were approved by the Zoning Hearing Board on 5/22/2025.

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.

- SWMO, Section 23-114.3 & 4
Plan Engineer agreed to remove this *Waiver* because it is no longer applicable. Basin spillway will be subsurface.

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.

- SALDO, Section 22-512.3. a & b
Dale Snader made a motion to recommend waiving *concrete curbing* on Route 22 and Blue Mountain Road, to the Board of Supervisors, Seconded by David Brubaker. All voted in favor.

Dale Snader made a motion to recommend in *lieu of a sidewalk*, a Pathway Sidewalk will be provided along the frontage of Route 22, but to defer a Pathway Sidewalk on Blue Mountain Road until Esther's is developed, to the Board of Supervisors. Seconded by David Brubaker. All voted in favor.

****Per the Township Solicitor, Andrew Morrow, until Esther's is developed, no further action will be taken by the Planning Commission regarding the Blue Mountain Road Pathway Sidewalk matter and only refers to Blue Mountain Road.***

- **SALDO, Section 22-512.C**

Dale Snader made a motion to modify and recommend this waiver to allow for Path Lighting on the Pathway Sidewalk along Prologis property on Route 22, instead of Street Lighting, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

**Alex Kinzey provided the PC Board with a pamphlet of the Path Lights.*

Paul Nolt Ag Operation – Preliminary / Final Land Development Plan – Plans received 2/19/2025. Accepted plan for review 3/18/2025. Time Extension 9/13/2025.

- Beverly Martel made a motion to recommend the Paul Nolt Land Development Plan with stipulation to satisfy the Mack Engineering Inc. review dated 6/16/2025 and that the Pre Construction Meeting with the Lebanon County Conservation District does not occur until after the approved escrow is posted with Bethel Township, to the Board of Supervisors. Seconded by Bruce Light. All voted in favor.

**Prior to Plan approval, the PC Board agreed to allow Andrew Morrow, Township Solicitor, to start preparing agreements for this Plan after he receives the Cost Estimate from Matt Mack.*

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.

- David Brubaker made a motion to accept time extension to 9/30/2025. Seconded by Dale Snader. All voted in favor.

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.

- Bruce Light made a motion to accept time extension to 9/12/2025. Seconded by David Brubaker. All voted in favor

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

NEW BUSINESS – None.

ADJOURNMENT – With no further business, David Brubaker made a motion to adjourn the meeting at 7:43p.m. Seconded by Dale Snader. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary