

**BETHEL TOWNSHIP  
PLANNING COMMISSION AGENDA  
SEPTEMBER 16, 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 8/19/2025**

**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 / Sewage Planning Exemption for Bell and Evans Realty II, LLC (Transportation Facility)**

- *Time extension requested, 11/14/2025.*
- *Sewage Planning Exemption.*

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

- *Time extension requested, 12/30/2025.*

Waiver/Modification Requests:

- 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 – Requirements for 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**

- *Time extension requested, 10/10/2025.*
- *Plan Engineer seeking recommendation to Board of Supervisors.*

**Christ Lantz – 3<sup>rd</sup> Dwelling Subdivision**

**Lebanon 22 Solar Projects**

- *Time extension requested, 11/21/2025.*

Waiver/Modification Requests:

- SALDO, Section 22-304 – Classification.
- SALDO, Section 22-510.C(10)(a) & (b) – Improvements of Existing Streets and Intersections.
- SALDO, Section 22-512.3.A & Section 512.3.B – Concrete curbing and sidewalk shall be installed along all existing streets.

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- *SALDO, Section 22-512.3.C – Streets lights.*
- *SALDO, Section 22-520 – Prime open space and recreation.*

**Jeff Brubaker – Minor Subdivision & Land Development Plan**

- *Time extension requested, 12/12/2025.*

**Michele Grumbine Ag Operation**

- *Time extension requested, 1/18/2026.*

**NEW BUSINESS**

**Seth & Janet Oberholtzer – Minor Subdivision Plan**

- *Accept plan for review.*

**Bell & Evans 241 Blue Mountain Road – Preliminary / Final Land Development Plan**

- *Accept plan for review.*

Waiver/Modification Requests:

- *SALDO, Section 22-403 – Preliminary plan submission.*
- *SALDO, Section 22-403.C.(5)(a) – Plan scale shall not exceed 20' to the inch for land development plans.*
- *SALDO, Section 22-510.C(10)(b) – The frontage along Blue Mountain Road requires the improvement of the project's roadway frontage.*
- *SALDO, Section 22-512.3. a & b – Concrete curbing and sidewalk shall be installed along all existing streets.*
- *SALDO, Section 22-512.C. – Street Light shall be provided along all new streets and along all streets abutting a subdivision or land development within all zoning districts with the exception of the Agricultural District.*
- *SWO, Section 23-113.5 – All pipes shall have a minimum diameter of 15 inches.*

**ADJOURNMENT** – Next scheduled meeting October 21, 2025 at 7:00 p.m.

<p><b>REMINDER:</b> 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.</p>
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