

**BETHEL TOWNSHIP
PLANNING COMMISSION AGENDA
OCTOBER 21, 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 9/16/2025

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 (if needed) – 12/12/2025.*
- *Plan Engineer seeking recommendation to the Board of Supervisors.*

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

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 23-113.11 – Partial waiver for the requirement for all headwalls to utilize protective grating for Pipe 4.*

Christ Lantz – 3rd Dwelling Subdivision

Lebanon 22 Solar Projects

- *Time Extension Requested – 12/21/2025.*

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

Jeff Brubaker – Minor Subdivision & Land Development Plan

Michele Grumbine Ag Operation

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Seth & Janet Oberholtzer – Minor Subdivision Plan

- *Time Extension Needed/Requested.*

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

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.

NEW BUSINESS

Jay L & Miriam Weaver – On-Lot Planning Exemption

- *Request for On-Lot Planning Exemption*
- *Plan signatures.*

Bell & Evans Legionnaire Drive – Preliminary / Final Land Development Plan – Received 10/07/2025.

- *Accept plan for review.*

Greenview Tractor Pavement Expansion

- *Greenview Tractor Pavement Expansion Waiver Request*

ADJOURNMENT – Next scheduled meeting November 18, 2025 at 7:00 p.m.

<p>REMINDER: 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>
