

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 19, 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
Christine Spangler	Board Member
Kathleen Sheroky	Recording Secretary
Jackie Hollenbach	Zoning Officer

Approximately 11 audience members were in attendance.

COMMENTS – Jodi Hasbrouck commented that even with the improvements on Chestnut Hill Road / Blue Mountain Road, Bell & Evans' employees are not following signs. Suggests possible pictogram.

MINUTES 7/22/2025 – David Brubaker made a motion to approve the July 22, 2025 minutes, as presented. Bruce Light seconded. All voted in favor.

OLD BUSINESS

Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements – Alex Kinzey, Steckbeck Engineering, provided pictures and gave an update of the improvements that were made. Christine Spangler commented that even though the improvements were made, the initial concern with sight distance was not addressed on Chestnut Hill Road turning left onto Blue Mountain Road heading north.

Northern Lebanon High School / Middle School Renovations

- Stormwater Management Plan Revision. *Pending.*
- Traffic Impact Study (TIS) – *Pending.*
- Airport Road, sidewalk – *Pending.*
- School Drive, curb – *Pending.*

Bell & Evans Transportation Center – Preliminary / Final Land Development Plan – Plans received 1/29/2025. Accepted for review 2/18/2025. Revised Plans received 7/02/2025. Time Extension 10/10/2025.

- ***Dale Snader made a motion to accept time extension 10/10/2025. David Brubaker 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. Revised Plans received 7/17/2025. Time Extension 9/30/2025. ***New Time Extension is needed before the 9/11/2025 Board of Supervisors Meeting.***

- ***Bruce Light made a motion to Table all Waivers until they go to the Zoning Hearing Board on 9/2/2025. David Brubaker seconded. All voted in favor.***
- ***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.

County of Lebanon Communication Tower Site – Final Minor Subdivision Plan / Planning Waiver & Non-Building Declaration – Plans received 3/14/2025. Accepted for review 4/15/2025. Time Extension 9/12/2025. ***New Time Extension is needed before the 9/11/2025 Board of Supervisors Meeting.***

- ***Dale Snader made a motion to ratify July's motion "To removed Bell & Evans' name from the name of this Plan on the PC Agenda/Minutes." David Brubaker seconded. All voted in favor.***
- ***Dale Snader made a motion to recommend the Planning Waiver and Non-Building Declaration, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.***

Christ Lantz – 3rd Dwelling Subdivision / Sewage Facilities Planning Module – Module received 3/31/2025.

- ***David Brubaker made a motion to recommend the Sewage Facilities Planning Module, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.***

Lebanon 22 Solar Projects – Plans received 6/24/2025. Accepted for review 7/22/2025.

- ***Due to no actionable items, Bruce Light made a motion to Table Plan. Christine Spangler seconded. All voted in favor.***

Jeff Brubaker – Minor Subdivision & Land Development Plan – Plans received 7/7/20025. Accepted for review 7/22/2025.

- ***Due to no actionable items, Christine Spangler made a motion to Table Plan. David Brubaker seconded. All voted in favor.***

Michele Grumbine Ag Operation – Plans received 7/8/2025. Accepted for review 7/22/2025.

- SALDO, Section 22-304.2.A – Requirement to submit a preliminary plan for review and approval prior to the submission of the final plan.
Christine Spangler made a motion to recommend SALDO, Section 22-304.2.A, as presented, to the Board of Supervisors. Dale Snader seconded. All voted in favor.
- SALDO, Section 22-403.C.(2)(c) & 22-511 – Requirements to set monuments and pins.
Christine Spangler made a motion to recommend SALDO, Section 22-403.C.(2)(c) & 22-511, and that monuments/pins be placed along the west, south, and part of north boundary only, to the Board of Supervisors. David Brubaker seconded. All voted in favor.
- SALDO, Section 22-512.3.A, 22-512.3.B & 22-512.3.C – Requirements to install curbs, sidewalks, and streetlights.
David Brubaker made a motion to recommend SALDO, Section 22-512.3.A, 22-512.3.B & 22-512.3.C, a presented, to the Board of Supervisors. All voted in favor.

- SALDO, Section 22-512.2 – Requirement to provide a street lighting duct system. ***Bruce Light made a motion to recommend SALDO, Section 22-512.2, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.***

***Lengthy discussion was held with residents regarding this Plan. Residents want a vegetative buffer. They have concerns about the setbacks for this property, smells and manure storage, water running onto their properties, and impacts on their wells. Daryl Weaver, Rick Sauer, Michael Blecker, Tim Showers, Allen Seyfert, Paul Hess, and Vernon Peachey all commented.**

NEW BUSINESS – None.

ADJOURNMENT – With no further business, Christine Spangler made a motion to adjourn the meeting at 8:16 p.m. David Brubaker seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary