

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
SEPTEMBER 16, 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
Matthew Mack	Township Engineer

Approximately 10 audience members were in attendance.

COMMENTS – Allen Seyfert commented regarding Greble Rd. Also, tonight was Beverly Martel's last meeting. Bruce Light presented her with a card from Bethel Township thanking her for her 20 years of service.

MINUTES 8/19/2025 – Dale Snader made a motion to approve the August 19, 2025 minutes, as presented. David Brubaker seconded. All voted in favor.

OLD BUSINESS

Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements – Alex Kinzey provided the Board with an updated Sight Distance Improvement Exhibit for the Intersection of Chestnut Hill & Blue Mountain Roads. Discussions were held regarding some issues still remaining with the intersection. Initial concern with heading east on Chestnut Hill Rd then turning left onto Blue Mountain Rd still needs addressed. Rainwater runoff and street width concerns. Possible solutions such as increasing width, providing a shoulder, creating a swale or a roll curb, and widening the intersection could address these concerns. Mike Bracella, Tony Corrado, and Rick Sauer all commented. Bell & Evans, along with Steckbeck Engineering, will continue to update these concerns as future Plans are presented.

Northern Lebanon High School / Middle School Renovations – Matthew Mack will follow up with school district.

- 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 / Sewage Planning Exemption for Bell and Evans Realty II, LLC (Transportation Facility) – Plans received 1/29/2025. Accepted for review 2/18/2025. Revised Plans received 9/16/2025. Time Extension 11/14/2025.

- ***David Brubaker made a motion to accept time extension 11/14/2025. Dale Snader seconded. All voted in favor.***
- ***Dale Snader made a motion to recommend the Sewage Planning Exemption for Bell and Evans Realty II, LLC (Transportation Facility), 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. Revised Plans received 7/17/2025. Time Extension 12/30/2025.

- ***Dale Snader made a motion to accept time extension 12/30/2025. David Brubaker seconded. All voted in favor.***

No Action was taken on Tabled Waivers listed below. Received Zoning Hearing Board approval. Waiting on an updated plan to see if all waivers will still be needed.

- **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 – Plans received 3/14/2025. Accepted for review 4/15/2025. Time Extension 10/10/2025.

- ***David Brubaker made a motion to accept time extension 10/10/2025. Bruce Light seconded. All voted in favor.***
- ***Dale Snader made a motion to recommend County of Lebanon Communication Tower Site – Final Minor Subdivision Plan, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.***

Christ Lantz – 3rd Dwelling Subdivision – Pending.

Lebanon 22 Solar Projects – Plans received 6/24/2025. Accepted for review 7/22/2025. Time Extension 11/21/2025.

- ***Christine Spangler made a motion to accept time extension 11/21/2025. David Brubaker seconded. All voted in favor.***

No Action was taken on Waivers listed below.

- **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 22-512.3.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 – Plans received 7/7/20025. Accepted for review 7/22/2025. Time Extension 12/12/2025.

- ***Christine Spangler made a motion to accept time extension 12/12/2025. David Brubaker seconded. All voted in favor.***

Michele Grumbine Ag Operation – Plans received 7/8/2025. Accepted for review 7/22/2025. Time Extension 1/18/2026.

- ***Dale Snader made a motion to accept time extension 1/18/2026. Bruce Light seconded. All voted in favor.***
- Rick Sauer and Mike Blecker commented.

NEW BUSINESS

Seth & Janet Oberholtzer – Minor Subdivision Plan – Plans received 8/12/2025.

- ***Christine Spangler made a motion to accept plan for review. Bruce Light seconded. All voted in favor.***
- DeVon Henne, Professional Land Surveyor, presented the Seth & Janet Oberholtzer – Minor Subdivision Plan to the Board.

Bell & Evans 241 Blue Mountain Road (Fischer Tract) – Preliminary / Final Land Development Plan – Plans received 8/20/2025.

- ***David Brubaker made a motion to accept plan for review. Christine Spangler seconded. All voted in favor.***
- Alex Kinzey, Steckbeck Engineering, presented the Bell & Evans 241 Blue Mountain Road (Fischer Tract) – Preliminary / Final Land Development Plan to the Board and stated that there will be two plan uses for this site, a Cold Storage Warehouse and a Tray Pack Facility. No improvements will be made on Blue Mountain Rd. Mike Bracrella, Allen Seyfert, and Dale Snader commented on Plan.

No Action was taken on Waivers listed below.

- 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.
- ***“Dale Snader asked a question of Mike Bracrella regarding a presentation Scott Sechler made at the Lebanon Fair. In that presentation, Sechler said his goal is to have a capacity of 8 million birds per week with all farms within 50 miles of the plant. 8 million birds are well above what the Planning Commission has been told and will add to the current difficulty some farms are having disposing of the litter. He wanted to make sure Bell and Evans was aware of this problem. Mike assured him that they are, and that steps are being taken to address it.”***

ADJOURNMENT – With no further business, Bruce Light made a motion to adjourn the meeting at 8:04 p.m. David Brubaker seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary