

**BETHEL TOWNSHIP
PLANNING COMMISSION AGENDA
NOVEMBER 18, 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 10/21/2025

OLD BUSINESS

Bell & Evans Chestnut Hill Rd / Blue Mountain Road Improvements

Northern Lebanon High School / Middle School Renovations

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

- *Time Extension Requested, 3/30/2026.*

Waivers Requested:

- 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).

Christ Lantz – 3rd Dwelling Subdivision

Lebanon 22 Solar Projects

- *Time Extension Requested, 2/21/2026.*

Waivers Requested:

- 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.

Jeff Brubaker (2288 South Pine Grove Street) – Minor Subdivision & Land Development Plan

- *Time Extension Requested, 2/12/2026.*

Michele Grumbine Ag Operation

Seth & Janet Oberholtzer – Minor Subdivision Plan

- *Time Extension Requested, 3/12/2026.*

Waivers Requested 10/28/2025:

- SALDO Section 22-303.B and Section 22-304.1 – Requiring review as a major subdivision / land development.
- SALDO Section 22-402.C.(3)(d) – Request for topographical contours be depicted on the greenhouse property.
- SALDO Chart 22-510.B – Requirement for street improvements (Chart).

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- SALDO Section 22-510.C(10)(a) – Requirement for street improvements.
- SALDO Section 22-510.(C).14 – Request to provide sight distances for current driveways.
- SALDO Section 22-511 – Requirement for monuments.

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

- *Time Extension Requested, 2/28/2026.*
- *Sewage Planning Module*

Waivers Requested:

- 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.*

Jay L & Miriam Weaver – On-Lot Planning Exemption

- *Motion and Plan signatures.*

Bell & Evans Legionnaire Drive – Preliminary / Final Land Development Plan

NEW BUSINESS

2026 Meeting Schedule Notice

- *Motion to accept 2026 Meeting Schedule.*

Fireman's Park PennDOT Highway Occupancy Permit

Bell & Evans – Transportation Center

Discussion on Data Centers

ADJOURNMENT – *Next scheduled meeting December 16, 2025 at 7:00 p.m.*

REMINDER: <i>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.</i>
