

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
OCTOBER 21, 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.

David Brubaker	Vice-Chairman
Bruce Light	Board Member
Christine Spangler	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 19 audience members were in attendance.

COMMENTS – Alex Kinzey gave an update on Bell & Evans Plant 2's Walking Path's light fixtures. They are now going with a shorter 12' pole and spacing lights 40' to 50' apart. Approximately 34 lights are being used.

MINUTES 9/16/2025 – Bruce Light made a motion to approve the September 16, 2025 minutes, as presented. Christine Spangler seconded. All voted in favor.

OLD BUSINESS

Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements – Alex Kinzey updated the board on their continued ways to improve Chestnut Hill Road and Blue Mountain Road. Alex Kinzey commented on the 1' swale for Blue Mountain Road and possibly including an acceleration lane. Bruce Light would like Blue Mountain Rd to be made wider with a wider intersection. Christine Spangler addressed that even with these improvements, the initial concern with sight distance on Chestnut Hill Road turning left onto Blue Mountain Road is still a concern.

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 – Plans received 1/29/2025. Accepted for review 2/18/2025. Revised Plans received 9/16/2025. 2nd set of Revised Plans received 10/14/2025. Time Extension 11/14/2025.

- ***Christine Spangler made a motion to recommend Bell & Evans Transportation Center – Preliminary / Final Land Development Plan, 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. 2nd set of Revised Plans received 10/14/2025. Time Extension 12/30/2025.

- ***SALDO, Section 22-304.2.A – Requirement for a Preliminary Plan. David Brubaker made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.***

- SALDO, Section 22-403.C.(5)(a) – Requirement for scale to not exceed 20 feet to one inch for subdivisions and land development plans.
Christine Spangler made a motion to grant this waiver, as presented. Bruce Light seconded. All voted in favor.
- SALDO, Section 22-503.2.C – Requirement for the landscape buffer.
Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.
- 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.
Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.
- SWMO, Section 23-113.00 – Partial waiver for the requirement for all headwalls to utilize protective grating for Pipe 4.
Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. Christine Spangler 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. Revised plans received 10/06/2025. Time Extension 12/21/2025.

Taylor Aho, Micah Bucy, and Eric Sieckmann were present to introduce the plan and discuss waivers.

- **Bruce Light made a motion to accept time extension 12/21/2025. Christine Spangler seconded. All voted in favor.**
- SALDO, Section 22-304 – Classification.
Christine Spangler made a motion to recommend this waiver, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.
- SALDO, Section 22-510.C(10)(a) & (b) – Improvements of Existing Streets and Intersections.
Waiver is Tabled.
- SALDO, Section 22-512.3.A & Section 22-512.3.B – Concrete curbing and sidewalk shall be installed along all existing streets.
Waiver is Tabled.
- SALDO, Section 22-512.3.C – Streets lights.
Waiver is Tabled.
- SALDO, Section 22-520 – Prime open space and recreation.
Plan Engineer agreed to remove this waiver. Instead, fees will be paid to Bethel Township.

Jeff Brubaker – Minor Subdivision & Land Development Plan – Plans received 7/7/20025. Accepted for review 7/22/2025. Time Extension 12/12/2025. Pending.

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

Seth & Janet Oberholtzer – Minor Subdivision Plan – Plans received 8/12/2025. Accepted for review 9/16/2025. *Pending.*

Seth Oberholtzer was present to comment on the Mack Engineering Review Letter and stated he will reach out to Mr. Henne to obtain a Time Extension, which is needed before the 11/13/2025 Board of Supervisors Meeting.

Bell & Evans 241 Blue Mountain Road (Fischer Tract) – Preliminary / Final Land Development Plan
– Plans received 8/20/2025. Accepted for review 9/16/2025.

Lengthy discussion with Alex Kinzey regarding different kinds of buffers, sidewalk and curb ideas, and widening Blue Mountain Rd for this Plan. Possibility of planting evergreen trees or earthen berms, continuing the curb and sidewalk along Chestnut Hill Rd. All traffic will remain on Chestnut Hill Rd, with an emergency exit onto Blue Mountain Rd.

Jodi Hasbrouck commented about constructing a sound wall on Blue Mountain Road to help reduce noise. Tim Showers also commented about noise coming from Plant 3.

- SALDO, Section 22-403 – Preliminary plan submission.
Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.
- SALDO, Section 22-403.C.(5)(a) – Plan scale shall not exceed 20' to the inch for land development plans.
Christine Spangler made a motion to grant this waiver, as presented. Bruce Light seconded. All voted in favor.
- SALDO, Section 22-510.C(10)(b) – The frontage along Blue Mountain Road requires the improvement of the project's roadway frontage.
Waiver is Tabled.
- SALDO, Section 22-512.3. a & b – Concrete curbing and sidewalk shall be installed along all existing streets.
Waiver is Tabled.
- 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.
Waiver is Tabled.
- SWO, Section 23-113.5 – All pipes shall have a minimum diameter of 15 inches.
Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.

NEW BUSINESS

Jay L & Miriam Weaver / On-Lot Planning Exemption – Received 9/16/2025.

- ***Bruce Light made a motion to recommend Jay & Miriam Weaver's On-Lot Planning Exemption, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.***

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

- ***Bruce Light made a motion to accept plan for review. Christine Spangler seconded. All voted in favor.***

Alex Kinzey presented the Bell & Evans Legionnaire Drive – Preliminary / Final Land Development Plan, which proposes a Feed Mill Facility to harvest, and store food for their chickens. There will be 36 silos of various sizes, two subsurface stormwater management facilities, and two buildings. Plan engineers will be seeking a variance for height.

Jim Mentzer commented.

Greenview Tractor Pavement Expansion – Waiver of Stormwater Ordinance

Brynn Schaffer, Carta Engineering, was present to ask for a Waiver of the Stormwater Ordinance for the Greenview Tractor Pavement Expansion project.

After a lengthy discussion between the PC Board, Brynn Schaffer, and Matthew Mack and due to the change from a Geo Grid (pervious cellular grid system), to a Stone Seepage Bed with an expansion to 30,000 sq. ft., Matthew Mack stressed that he cannot support this waiver.

Paul Hess commented.

- ***Bruce Light made a motion to recommend this waiver, as presented, to the Board of Supervisors. David Brubaker seconded. Christine Spangler opposed. Motion carried.***

ADJOURNMENT – With no further business, Bruce Light made a motion to adjourn the meeting at 9:02p.m. Christine Spangler seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary