

**BETHEL TOWNSHIP
PLANNING COMMISSION AGENDA
DECEMBER 16, 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 11/18/2025

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

Christ Lantz – 3rd Dwelling Subdivision

Lebanon 22 Solar Projects

- *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

Michele Grumbine Ag Operation

- *Time Extension Requested, 4/18/2026.*

Seth & Janet Oberholtzer – Minor Subdivision Plan

- *Seeking plan recommendation to Board of Supervisors.*

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

- *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

- *Motion and Plan signatures.*

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

- *Time Extension Requested, 3/20/2026.*

**BETHEL TOWNSHIP
PLANNING COMMISSION AGENDA
DECEMBER 16, 2025**

- *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)(a)(b) – The frontage along State Route 22 and Legionnaire Drive requires a shoulder of 10'.*
- *SALDO, Section 22-512.3.A. – Concrete curbing shall be installed along all existing streets.*

Fireman's Park PennDOT Highway Occupancy Permit

Bell & Evans – Transportation Center Sidewalk

Discussion on Data Centers

NEW BUSINESS

Lebanon County Planning Department / Comprehensive Plan

Possible changes to the Stormwater Ordinance

ADJOURNMENT – *Next scheduled meeting January 20, 2026 at 7:00 p.m.*

<p><u>REMINDER:</u> <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></p>
