

**BETHEL TOWNSHIP  
PLANNING COMMISSION AGENDA  
JANUARY 20, 2026**

**CALL MEETING TO ORDER**

**ROLL CALL**

**ELECTION OF OFFICERS**

**COMMENTS** – *Please note that recording devices may be in use by the township officials and/or the public.*

**MINUTES 12/16/2025**

**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**

**Lebanon 22 Solar Projects**

- *Time Extension Requested, 3/24/2026.*
- *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, 2/20/2026.*

**Michele Grumbine Ag Operation**

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

- *Time Extension Requested, 3/16/2026.*
- *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.*

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

- *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.*

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**Fireman's Park PennDOT Letter**

- *Letter rescinded.*

**Bell & Evans – Transportation Center Sidewalk**

**Discussion on Data Centers**

**Lebanon County Planning Department / Comprehensive Plan**

- *Letter*

**Possible changes to the Stormwater Ordinance**

**NEW BUSINESS**

**2025 State Ethics Commission Statement**

**Bell & Evans – Plant 2 Parking Expansion, Preliminary / Final Subdivision & Land Development Plan**

- *SALDO, Section 22-304 – 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 requires a shoulder of 10'.*
- *SALDO, Section 22-512.3.A & B – Concrete curbing and sidewalk shall be installed along all existing streets.*
- *SALDO, Section 22-512.C(1) – Street lighting 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.*
- *SWMO, Section 23-112.3.A(2)(a) – A minimum depth of 36 inches between the bottom of the BMP and the limiting zone.*

**Christ Lantz – Subdivision / Stormwater Management Plan**

**Revised Bell & Evans – Transportation Center Preliminary / Final Land Development Plan**

**ADJOURNMENT** – Next scheduled meeting February 17, 2026 at 7:00 p.m.

<b>REMINDER:</b> 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.
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