

**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- *Letter rescinded.*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.

<u>REMINDER:</u> 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.
