

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
DECEMBER 16, 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
Dale Snader	Board Member
Christine Spangler	Board Member
Tim Showers	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 4 audience members were in attendance.

**COMMENTS**

**MINUTES 11/18/2025** – Dale Snader made a motion to approve the November 18, 2025 minutes, as presented. Bruce Light seconded. All voted in favor.

**OLD BUSINESS**

**Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements** – Pending, see Bell & Evans 241 Blue Mountain Road – Preliminary / Final Land Development Plan (Fischer Tract) on page 2.

**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*.

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

**Christ Lantz – 3<sup>rd</sup> Dwelling Subdivision** – *Pending*.

**Lebanon 22 Solar Projects** – *Pending*.

- 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.**

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

**Michele Grumbine Ag Operation**

- *Dale Snader made a motion to accept Time Extension 4/18/2026. Christine Spangler seconded. All voted in favor.*

### Seth & Janet Oberholtzer – Minor Subdivision Plan

- *Since all recommendations were satisfied and a new notarized plan will be brought into the township for PC signatures, Dale Snader made a motion to recommend the Seth & Janet Oberholtzer – Minor Subdivision Plan to the Board of Supervisors. Bruce Light Seconded. All voted in favor.*

### Bell & Evans 241 Blue Mountain Road – Preliminary / Final Land Development Plan (Fischer Tract)

Very Lengthy discussion between Alex Kinzey and the PC Board regarding the road improvements on Chestnut Hill Road and Blue Mountain Road, and the division of the Fischer Tract into two phases. Phase 1 will be the Cold Storage Facility and Phase 2 possibly a Hatchery. If Phase 1 would be recommended to move forward, Chestnut Hill Road improvements, including curb, sidewalk, and a 38' widening, will be done. Blue Mountain Road improvements would wait until Phase 2 would be started. The PC's concern is if Phase 2 would not happen, neither would Blue Mountain Road improvements. The opinions of the Board members varied from agreeing with the proposal to start Phase 1 as discussed, agreeing with the proposal to start Phase 1 but to have something in writing or an escrow to ensure that Blue Mountain Road improvements will get done, or to start Blue Mountain Road improvements now and Alex agreeing to talk with the property owner.

To move forward with this discussion, the Board asked that Alex go back and talk with the property owner to come up with a solution for the driveway. Written documentation, or money to be escrowed to assure that Blue Mountain Road improvements will get done. Also, the Blue Mountain Road Traffic Study needs to be done.

Second part of the lengthy discussion was the Epsilon Sound Study. After reviewing the Epsilon Sound Study costly proposal, a comment was made that it would be better to see that money spent on Blue Mountain Road improvements instead. For now, the Board is okay with doing just the existing baseline portion so there is a benchmark for a future study at the end of the project, if problems arise. Mike Blecker commented.

- 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.**

### Jay L & Miriam Weaver Plan

- *Bruce Light made a motion to recommend the Jay L & Miriam Weaver Plan, with a stipulation that the notarized plan be brought in for PC signatures before it moves on to the Board of Supervisors, to the Board of Supervisors. Dale Snader seconded. All voted in favor.*

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

- *Bruce Light made a motion to accept Time Extension 3/20/2026. Christine Spangler seconded. All voted in favor.*

- SALDO, Section 22-403 – *Preliminary plan submission.*  
***Waiver is Tabled.***
- SALDO, Section 22-403.C.(5)(a) – *Plan scale shall not exceed 20' to the inch for land development plans.*  
***Waiver is Tabled.***
- SALDO, Section 22-510.C(10)(a)(b) – *The frontage along State Route 22 and Legionnaire Drive requires a shoulder of 10'.*  
***Waiver is Tabled.***
- SALDO, Section 22-512.3.A. – *Concrete curbing shall be installed along all existing streets.*  
***Waiver is Tabled.***

### **Fireman's Park PennDOT Highway Occupancy Permit**

The Fredericksburg Fire Company Letter was reviewed by the PC Board and needs to have the usage parameters corrected. Once corrected, the letter will be sent back to the Planning Commission. Bethel Township will then write a letter to PennDOT acknowledging Fredericksburg Fire Company's responsibility to monitor events, but accepts no accountability or liability regarding their obligation.

Name modification was also discussed. Possibly changing name to Fireman's Park Community Center to avoid confusion with the already existing Fredericksburg Community Center.

- ***Bruce Light made a motion to recommend the Fredericksburg Fire Company Letter, after corrections are made and with stipulation that Bethel Township acknowledges the Fredericksburg Fire Company's responsibility, but accepts no liability, to the Board of Supervisors. Dale Snader seconded. Christine Spangler abstained. Motion carried.***

### **Bell & Evans – Transportation Center Sidewalk – Pending.**

### **Discussion on Data Centers – Pending.**

## **NEW BUSINESS**

### **Lebanon County Planning Department / Comprehensive Plan – Pending.**

### **Possible changes to the Stormwater Ordinance**

- Lengthy discussion between Matt Mack and the PC Board regarding the possibility of making some minor revisions to Bethel Township's Stormwater Ordinance for farmers that want to expand. Matt brought in examples of other townships, and Lebanon County's Stormwater Ordinance. Usage must be for Agriculture Use or Agriculture Related Facilities, with area of disturbance under an acre. Exemptions for impervious surface would increase from 10,000 sq ft to 20,000 sq ft, and also the possibility of using a sliding scale were discussed. No land developments or subdivisions are applicable.

Matt will draw up a revision for the Stormwater Ordinance for 20,000 sq ft with parameters, to be discussed at the next PC Meeting.

**ADJOURNMENT** – With no further business, Bruce Light made a motion to adjourn the meeting at 8:23 p.m. Dale Snader seconded. All voted in favor.

***Respectfully Submitted,***

***Kathleen Sheroky, Recording Secretary***