

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
NOVEMBER 18, 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
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 12 audience members were in attendance.

COMMENTS

MINUTES 10/21/2025 – Bruce Light made a motion to approve the October 21, 2025 minutes, as presented. Christine Spangler seconded. All voted in favor.

OLD BUSINESS

Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements – Alex Kinzey and Mike Bracella gave an update regarding the Fischer Tract and road improvements on Chestnut Hill Road and Blue Mountain Road. The Fischer Tract will be divided into two phases. Phase 1 will be the Cold Storage Facility and Phase 2 will be a Hatchery. Full improvements will be made on Chestnut Hill Road, including curb and sidewalk. Alex proposed that they will maintain with the emergency access driveway to Blue Mountain Road when the Cold Storage Facility is built, but when the Hatchery is built, the emergency access driveway will become a truck driveway. From the new truck driveway, they propose to improve Blue Mountain Road down to State Route 22, including removing the hump in the road causing the sight distance issue. Cold Storage Facility will generate approximately 24 trucks per day, and the Hatchery about 40 trucks per day. Mike and Alex will work on a concept plan showing full improvements to present to the Board. Daryl Martin commented.

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

- ***David Brubaker made a motion to accept time extension 3/30/2026. Bruce Light seconded. All voted in favor.***
- ***SALDO, Section 22-510.C(10) – Requirement of improvement of existing streets. Bruce Light made a motion to recommend this waiver, stipulating that they implement re-submitted plans notating the meeting with the Township Engineer and PC Board member for a solution for widening the road, to the Board of Supervisors. Dale Snader, after asking that the Township Engineer is okay with this, seconded. All voted in favor.***

- 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).
Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.

Christ Lantz – 3rd Dwelling Subdivision – Pending.

Lebanon 22 Solar Projects

- **Dale Snader made a motion to accept time extension 2/21/2026. Christine Spangler seconded. All voted in favor.**

Lengthy discussion with Micah Bucy, Agustin Abalo, and Emily Zapinski regarding waivers listed below. Lebanon 22 Solar would like to pay an in lieu of fee of \$75,000 payable to Bethel Township at the start of construction. The Board would like to see additional R.O.W. and a 2-foot widening on both the NS and SS of School Drive. Installing curb and sidewalk, and staggered lighting on the NS of School Drive. If Lebanon 22 Solar cannot meet the setbacks, they will need a zoning variance. The Board would like them to prepare an exhibit plan showing the increased 2-feet of road widening, additional R.O.W., curb and lighting, and the ability to provide a sidewalk on School Drive if the township ever wanted to install one in the future. With all of that being shown, they can present a dollar estimate to have their waivers considered for recommendation to the Board of Supervisors. There was also discussion about completing the sidewalk on Airport Road.

- 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

- **Bruce Light made a motion to accept time extension 2/12/2026. Dale Snader seconded. All voted in favor.**

Michele Grumbine Ag Operation – Pending.

Seth & Janet Oberholtzer – Minor Subdivision Plan

- **Bruce Light made a motion to accept time extension 3/12/2026. Christine Spangler seconded. All voted in favor.**

DeVon Henne and Melvin Witmer spoke regarding all waivers listed below and why they are necessary.

- SALDO Section 22-303.B and Section 22-304.1 – Requiring review as a major subdivision/land development.
Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.

- SALDO Section 22-402.C.(3)(d) – Request for topographical contours be depicted on the greenhouse property.
Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.
- SALDO Chart 22-510.B – Requirement for street improvements (Chart).
Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.
- SALDO Section 22-510.C(10)(a) – Requirement for street improvements.
Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.
- SALDO Section 22-510.(C).14 – Request to provide sight distances for current driveways.
Dale Snader made a motion to recommend this waiver, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.
- SALDO Section 22-511 – Requirement for monuments. **Iron pins will be used in lieu of concrete monuments.**
Dale Snader made a motion to recommend this waiver, as presented, 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) / Sewage Planning Module

- **Dale Snader made a motion to accept time extension 2/28/2026. Bruce Light seconded. All voted in favor.**
- **Dale Snader made a motion to recommend Bell & Evans Sewage Planning Module, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.**

Alex Kinzey and Mike Bracella spoke regarding options for buffers and ordinance requirements. Buffer options include using a 10-foot top soil pile with a 4 to 1 side slope, evergreen trees, and possibly a sound wall. All waivers listed below are Tabled until a concept plan is provided. Jodi Hasbrouck 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 – Pending.

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

NEW BUSINESS

2026 Meeting Schedule Notice

- ***Dale Snader made a motion to accept the 2026 Meeting Schedule, as presented. Seconded by Bruce Light. All voted in favor.***

Fireman's Park PennDOT Highway Occupancy Permit

Alex Kinzey and Mike Bracrella discussed PennDOT's new usage parameters for Fireman's Park PennDOT Highway Occupancy Permit. PennDOT is requiring, for weekends only, that anything over 29 events per year and over 138 people in attendance, will need to have the park entrance flagged by the Fredericksburg Fire Company. Bethel Township Planning Commission will require a letter from the Fredericksburg Fire Company recognizing that they agree to PennDOT's terms of monitoring such events. Once the Planning Commission Board receives the letter from the Fredericksburg Fire Company acknowledging PennDOT's requirements, Bethel Township will write a letter to PennDOT acknowledging the Fredericksburg Fire Company's responsibility to flag required events. At any time, Bethel Township can request documentation of how many events and/or people they have and the Fredericksburg Fire Company will provide that to them.

- ***Bruce Light made a motion to recommend, with condition, that the Fredericksburg Fire Company will write a letter to the Bethel Township Planning Commission acknowledging that they agree to the terms, followed by the Bethel Township to write a letter to PennDOT acknowledging Fredericksburg Fire Company's responsibility, to the Board of Supervisors. Dale Snader seconded. Christine Spangler abstained. Motion carried.***

Bell & Evans – Transportation Center Sidewalk

- Alex Kinzey, Mike Bracrella, and Matt Mack gave an update on the sidewalk for the Transportation Center. The 5-foot-wide walking path will be built along the SS of Main Street, heading east along the NS of State Route 22 towards the American Legion in the PennDOT R.O.W. Currently Bethel Township is holding a check for \$75,000 in lieu of the cost of the sidewalk. If Bell & Evans is able to build the sidewalk, the check will be returned.

Discussion on Data Centers

- Matt Mack held a discussion on Data Centers, explaining what they are, and the demands for water and energy they need in order to operate. Possibility of needing a Bethel Township Ordinance for these Data Centers.

ADJOURNMENT – With no further business, Christine Spangler made a motion to adjourn the meeting at 9:01 p.m. Bruce Light seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary