

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

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.

Dale Snader	Board Member
Bruce Light	Board Member
Dave Brubaker	Board Member
Christine Spangler	Board Member
Tim Showers	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 8 audience members were in attendance.

ELECTION OF OFFICERS – Bruce Light made a motion to appoint Dale Snader, Chairman. Tim Showers seconded. All voted in favor. Dave Brubaker made a motion to appoint Bruce Light, Vice-Chairman. Christine Spangler seconded. All voted in favor. Bruce Light made a motion to appoint Kathleen Sheroky, Recording Secretary. Dave Brubaker seconded. All voted in favor.

COMMENTS – Caleb Light, NCS, asked if the Planning Commission would consider waiving land development on a proposed barn plan at 213 Deep Run Rd, Delmar Martin Ag Operation. Matt Mack suggested that maybe Caleb start with Jackie Hollenbach, Bethel Township Zoning Officer, to see if land development is relevant.

MINUTES 12/16/2025 – Dave Brubaker made a motion to approve the December 16, 2025 minutes, as presented. Bruce Light seconded. All voted in favor.

OLD BUSINESS

Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements – Alex Kinzey and Mike Bracella held a lengthy discussion with the Planning Commission Board on their improvements for Chestnut Hill and Blue Mountain Roads. Full widening on west Chestnut Hill Road to 38', to include curb, sidewalk, and stormwater management. Heading south on Blue Mountain Rd, no curbing/sidewalk, just simple widening on the Bell & Evans side, the west side of Blue Mountain Road. Heading north on Blue Mountain Road, to the east, there will be widening in the R.O.W. down to their Wellness Building, the road will be raised and cut to achieve the required sight distance, and also a lighted walking path installed down to the Wellness Building. A new driveway proposal for the Gerberich property. Retaining wall. Full signage for crosswalks. Street lights need to be discussed. All road work will be completed by **12/31/2027**. A plan showing this new information will be presented to the Planning Commission at the February 2026 Meeting.

Northern Lebanon High School / Middle School Renovations – Matthew Mack will follow up with school district. *Pending*.

- 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*.

Lebanon 22 Solar Projects – Michael Duffy, Eric Sieckmann, and Micah Bucy held a lengthy discussion with the PC Board as they discussed their updated site plan and waiver requests. School Drive will be repaved and widened on both its north and south sides of US State Route 22. Lebanon 22 Solar will revise their plan to show no sidewalk, curb, widening, or lighting along the north side of State Route 22. In summary, the north side of US State Route 22 School Drive will be paved, widened, curbing, and overlay. On the south side of US State Route 22 School Drive will have 2' widening on the south east side and full overlay. A fee in lieu of is being proposed for sidewalk and lighting along the north side of US State Route 22 on School drive and along portions of US State Route 22.

- ***Dave Brubaker made a motion to accept Time Extension 3/24/2026. Christine Spangler seconded. All voted in favor.***
- ***SALDO, Section 22-510.C(10)(a) & (b) – Improvements of Existing Streets and Intersections. Bruce Light made a motion to recommend approval of SALDO, Section 22-510.C(10)(a), R.O.W. ONLY, to the Board of Supervisors. Tim Showers seconded. Christine Spangler abstained. Motion carried. Part (b) of 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

- ***Dave Brubaker made a motion to accept Time Extension 2/20/2026. Bruce Light seconded. All voted in favor.***

Michele Grumbine Aq Operation – Pending.

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

Bell & Evans is looking to proceed with the Fischer Property improvements by 3/12/2026. They received their general permits. Base line for sound measurement is still needed. A new traffic study will need to be done that takes into account access onto Blue Mountain Road. New plans will be resubmitted before February's meeting.

- ***Bruce Light made a motion to accept Time Extension 3/16/2026. Christine Spangler seconded. All voted in favor.***
- ***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.***

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

- ***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 Letter – waiting on new letter.

- ***Bruce Light made a motion to rescind December’s 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. Dave Brubaker seconded. Christine Spangler abstained. Motion carried.***
- ***Bruce Light made a motion to accept the Fredericksburg Fire Company’s Rescission Letter Regarding Fireman’s Park. Dave Brubaker seconded. Christine Spangler abstained. Motion carried.***

Bell & Evans – Transportation Center Sidewalk – Pending.

Discussion on Data Centers – Pending.

Lebanon County Planning Department / Comprehensive Plan – Dale Snader provided a letter to be reviewed by the Planning Commission Board Members. After review, there are three golf courses in Bethel Township that the Board agrees should be labeled as Recreation. Also, the Board suggests to change the light green areas to Agriculture only and the dark green areas as Forest/Recreation. Mike Blecker commented. Letter was emailed to Julie Cheyney, Lebanon County Planning Department.

Possible changes to the Stormwater Ordinance – Matt Mack held a lengthy discussion about possibilities of modifications to the Stormwater Ordinance. *Pending.*

NEW BUSINESS

2025 State Ethics Commission Statement – All Board Members received their 2025 State Ethics Commission Statement to be returned before 5/01/2026.

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

- ***Christine Spangler made a motion to accept plan for review. Bruce Light seconded. All voted in favor.***
- ***SALDO, Section 22-304 – 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 requires a shoulder of 10’.
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(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.
Waiver is Tabled.
- SWMO, Section 23-112.3.A(2)(a) – A minimum depth of 36 inches between the bottom of the BMP and the limiting zone.
Waiver is Tabled.

Christ Lantz – Subdivision / Stormwater Management Plan

- ***Dave Brubaker made a motion to accept plan for review. Tim Showers seconded. All voted in favor.***

REVISED Bell & Evans – Transportation Center Preliminary / Final Land Development Plan – Revised plan with an updated building footprint that replaces their old truck center.

- ***Dave Brubaker made a motion to accept plan for review. Tim Showers seconded. All voted in favor.***

ADJOURNMENT – With no further business, Dale Snader made a motion to adjourn the meeting at 9:21 p.m. Dave Brubaker seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary