

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
FEBRUARY 17, 2026**

**CALL MEETING TO ORDER**

**ROLL CALL** Dave Brubaker, Tim Showers, Matt Mack and Dale Snader were present

**COMMENTS** – Alex Kinzey apologized for not following proper protocol and requested that 6 additional waivers be added to the agenda plus consideration for plan approval recommendation. After discussion Dale Snader made a motion which was seconded by Tim Showers to add these items. Dale and Tim voted in the affirmative. Dave Brubaker voted no.

**MINUTES 1/20/2026** – Dave Brubaker made a motion, second by Tim to approve the January 20 minutes. All approved.

**OLD BUSINESS**

**Bell & Evans Chestnut Hill Rd / Blue Mountain Road Improvements** – *Pending*.  
Mike Bracrella stated that B&E has initiated the full sound study proposal as of today.

**Northern Lebanon High School / Middle School Renovations** – Sidewalk update  
Storm Water Management Plan Revision. *Pending*.  
RETTEW Post-Construction Traffic Impact Study Supplement Letter. *Pending*.  
Airport Road, sidewalk. The PC unanimously agreed to ask Matt Mack to send a letter to the School District requesting a simple YES or NO whether the sidewalk addition between the existing school property and the existing sidewalk at Shirk Drive will be completed by Labor Day of 2026. The letter will also ask for a response within 30 days.  
School Drive, curb. *Pending*.

**Dew-Mist Farms – Preliminary / Final Subdivision & Land Development Plan** – Tim Showers made a motion, second by Dave Brubaker to accept a time extension until **6/30/2026**. All voted in favor.

**Lebanon 22 Solar Projects** – Tim Showers made a motion, second by Dave Brubaker to accept a time extension until **4/24/2026**. All voted in favor.

***SALDO, Section 22-510.C(10)(b)*** – Dale Snader made a motion to recommend a waiver of this section consistent with last month's discussion and SWCA letter revised Jan 15, 2026. Dave second. All voted in favor.

***SALDO, Section 22-512.3.A & Section 22-512.3.B*** – Dale Snader made a motion to recommend a waiver of this section consistent with last month's discussion and SWCA letter revised Jan 15, 2026. Tim second. All voted in favor.

***SALDO, Section 22-512.3.C*** – Dale Snader made a motion to recommend a waiver of this section consistent with last month's discussion and SWCA letter revised Jan 15, 2026. Dave second. All voted in favor.

**Jeff Brubaker (2288 South Pine Grove Street) – Minor Subdivision & Land Development Plan** – Tim Showers made a motion, second by Dave Brubaker to accept a time extension until **4/20/2026**. All voted in favor.

**Michele Grumbine Ag Operation** – In order to move ahead this plan needs NPDS approval and waiver requests. There was considerable discussion regarding proximity to property line. Mike Blecker, Rick Sauer, Daryl Martin, Jodi Hasbrook and Mike Bracrella commented. Matt Mack said the PA Attorney General has stated that odor management plans should dictate location rather than current township zoning. The Township Engineer Matthew Mack directed any resident that has questions to attend the next

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Township Supervisors meeting and ask the Township Solicitor as this is a law issue and not an Engineering issue.

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

Tim Showers made a motion, second by Dave Brubaker to accept a time extension until **4/10/2026**. All voted in favor.

**SALDO, Section 22-510.C(10)(b)** – Tim Showers made a motion to defer this waiver until such time as the entrance onto Blue Mountain Rd becomes full access. Dave second. All voted in favor.

**SALDO, Section 22-512.3. a & b** – Tim Showers made a motion to defer this waiver until such time as the entrance onto Blue Mountain Rd becomes full access. Dave second. All voted in favor. Dale Snader clarified that these deferrals mean that if the sister plan that details full improvements on Blue Mountain Road are not completed by the time the access to Blue Mountain Road becomes a full access entrance, then these waivers will be revisited. That sister plan's contents are detailed in a 10-point letter discussed at the Jan 20, 2025 meeting that includes pending escrow, legal agreements and an amended project completion date of no later than December 31, 2027.

**SALDO, Section 22-512.C** – Dave Brubaker made a motion, Tim Showers second to recommend approval of this waiver. All voted in favor.

Dale Snader invited audience comment prior to entertaining the following items that were added to the agenda. No comments were made.

**SALDO, section 22-403.C.(1)** Dave Brubaker made a motion, second by Tim Showers to recommend this waiver. All voted in favor.

**SALDO, section 22-503.C.(1)** Dave Brubaker made a motion, second by Tim Showers to recommend this waiver. All voted in favor. Alex Kinzey stated that if topsoil is not used for a buffer, then a double row of trees will be used as per another frontage.

**SALDO, section 22-511** Dave Brubaker made a motion, second by Tim Showers to recommend this waiver. All voted in favor.

**SALDO, section 22-512.3.B.(4)** Dave Brubaker made a motion, second by Tim Showers to recommend this waiver. All voted in favor.

**SALDO, section 22-519.O** Tim Showers made a motion, second by Dave Brubaker to recommend this waiver. All voted in favor.

**SWMO, section 23-112.3.A(2)(a)** Dave Brubaker made a motion, second by Tim Showers to recommend this waiver. All voted in favor.

**Recommend Plan Approval** – Tim Showers made a motion, second by Dave Brubaker to recommend plan approval based on outstanding items in Matt Mack's standard letter dated Feb 16, 2026 being completed. All voted in favor.

**Bell and Evans Legionnaire Drive – Preliminary / Final Land Development Plan** – No action

Time Extension Request **5/15/2026** No action

**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.

**Fireman's Park PennDOT Letter** – Pending

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**Bell & Evans – Transportation Center Sidewalk** – *Pending*. Mike Bracrella is in communication with Sherwin Williams seeking approval to install sidewalk along their property on the north side of Main Street.

**Discussion on Data Centers** – Pending possible State legislation

**Possible changes to the Stormwater Ordinance** – Matt Mack contact Township Solicitor.

**Bell & Evans – Plant 2 Parking Expansion, Preliminary / Final Subdivision & Land Development Plan** – No action. The applicant asked to pause the review at this moment.

*(2/16/2026 – Alex Kinzey asked to pause the review for Bell & Evans – Plant 2 Parking Expansion.)*

***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** – Plans being updated

**REVISED Bell & Evans – Transportation Center Preliminary / Final Land Development Plan** – No action.

**NEW BUSINESS** – None.

**ADJOURNMENT** – Dave Brubaker made a motion to adjourn at 8:17 PM Second by Tim Showers, all voted in favor. *Next scheduled meeting March 17, 2026 at 7:00 p.m.*

Respectfully submitted,

Dale Snader, acting secretary