

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
MARCH 17, 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	Chairman
Bruce Light	Vice-Chairman
Dave Brubaker	Board Member
Christine Spangler	Board Member
Tim Showers	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Township Engineer

Approximately 14 audience members were in attendance.

Hayley Sheroky from Northern Lebanon School District was present.

**COMMENTS** – Mike Blecker commented.

**MINUTES 2/17/2026** – Dave Brubaker made a motion to approve the February 17, 2026 minutes, as presented. Tim Showers seconded. All voted in favor.

**OLD BUSINESS**

**Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements**

- No major updates since last month. Improvements to be made at the intersection at Blue Mountain and Chestnut Hill Roads will not interfere with residents' properties. Sidewalk proposal for safety purposes. Storm water management at higher elevations, intersections, and the western portion of the road.

**Northern Lebanon High School / Middle School Renovations**

- Stormwater Management Plan Revision. *Pending.*
- Traffic Impact Study (TIS) – *Pending.*
- **Airport Road, sidewalk – Update.**  
Alex Kinzey and Leanne Martin were present to give an update for the sidewalk concept plan on Airport Road. Different suggestions were discussed: full curbing and sidewalk to connect to the existing sidewalk on Shirk Dr., partial curbing and sidewalk with an asphalt path, a slant median, sloped/rolled curb, and inlets to help with the natural swale. Water drainage issues are also a concern, possibly adding in a 6" peaked median to direct the route of the water. PC Board would like to see full curbing and sidewalk along Airport Road to connect with Shirk Dr. Matt Mack to schedule a meeting with homeowners to see how they feel about this concept. Dale Snader put a deadline for the sidewalk concept plan to be finished by 9/07/2026.
- School Drive, curb – *Pending.*

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

- ***Bruce Light made a motion to recommend Dew-Mist Farms – Preliminary / Final Subdivision & Land Development Plan, as presented, to the Board of Supervisors. Dave Brubaker seconded. All voted in favor.***

### Lebanon 22 Solar Projects

- *Christine Spangler made a motion to accept time extension 6/24/2026. Dave Brubaker seconded. All voted in favor.*

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

- *Dave Brubaker made a motion to accept time extension 5/20/2026. Bruce Light seconded. All voted in favor.*

### Michele Grumbine Aq Operation

- *Tim Showers made a motion to accept time extension 7/17/2026. Christine Spangler seconded. All voted in favor.*

Dale Snader invited the audience to comment prior to taking action on the waivers and plan approval listed below, that were added to the agenda. No comments were made from the audience to object to the following waivers and plan recommendation to be discussed.

- *Bruce Light made a motion to Amend the Agenda to include the following 3 Waivers and Plan recommendation to Board of Supervisors. Tim Showers seconded. All voted in favor.*

Bert Nye held a lengthy discussion with the PC Board and the audience in regards to the following waivers and the Plan. Mike Blecker commented on water flow. Allen Seyfert commented on well concerns and aquifers. Both were addressed by Bert Nye. Bert proposed a 6' high wooden fence with some evergreen plantings mixed in or a double row of evergreen plantings (Arborvitae) planted 5' on center. Concerns are: fence blowing over/decaying, and the trees dying/taking too long to mature. Rick Sauer and Sue Seyfert commented on the vegetative screens that were discussed. Final decision was to plant 2 rows of trees, Arborvitae (Green Giant), 5' on center. It will be stated on the Final/Recorded Plan that the trees will have to be maintained by the property owner.

- *SALDO, Section 22-510.C(10)(b) – Requirement to improve the side of the street abutting the land development.  
**Bruce Light made a motion to recommend SALDO, Section 22-510.C(10)(b), as presented, to the Board of Supervisors. Tim Showers seconded. All voted in favor.***
- *SALDO, Section 22-510.C.(16) – Requirement to provide a second access.  
**Since they have the fire chief approval, Dave Brubaker made a motion to recommend SALDO, Section 22-510.C.(16), as presented, to the Board of Supervisors. Tim Showers seconded. All voted in favor.***
- *SALDO, Section 23-114.10 Requirement for minimum grades for turf areas inside detention basins to be 1 percent.  
**Christine Spangler made a motion to recommend SALDO, Section 23-114.10, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.***
- *Seeking Plan Recommendation to the Board of Supervisors.  
**Dale Snader made a motion to recommend the Michele Grumbine Aq Operation, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.***

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

- *Dave Brubaker made a motion to accept time extension 5/15/2026. 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 Letter** – Pending.

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

**Discussion on Data Centers** – Pending.

**Possible changes to the Stormwater Ordinance** – Pending.

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

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

- **Bruce Light made a motion to accept time extension 10/05/2026. Tim Showers 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 time extension 7/20/2026. Christine Spangler seconded. All voted in favor.**
- Request: Awareness Letter for PennDOT HOP.  
**David Brubaker made a motion to recommend an Awareness Letter for PennDOT to the Board of Supervisors. Tim Showers seconded. Christine Spangler abstained. Motion carried.**
- SWMO, Section 23-113.5 – Minimum pipe diameter.  
**Waiver is Tabled.**
- SALDO, Section 22-510.B – Minimum street standards.  
**Waiver is Tabled.**

- SALDO, Section 22-210.C(10)(a) – Right-of-Way standards.  
**Waiver is Tabled.**
- SALDO, Section 22-510.C(10)(b) – Street Improvements.  
**Waiver is Tabled.**

**REVISED Bell & Evans – Transportation Center Preliminary / Final Land Development Plan**

- **Tim Showers made a motion to accept time extension 5/15/2026. David Brubaker seconded. All voted in favor.**
- **Revised Waiver Request: 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.  
Dave Brubaker made a motion to recommend Revised Waiver Request: SALDO, Section 22-512.C, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.**
- **SALDO, Section 510.C.(16). – All non-residential buildings containing 20,000 or greater square feet of gross floor area shall be provided with at least two separate and distinct means of access.  
Since they have the fire chief approval, Tim Showers made a motion to recommend SALDO, Section 510.C.(16), as presented, to the Board of Supervisors. Dave Brubaker seconded. All voted in favor.**

**NEW BUSINESS**

**Palmyra Homes – Mobile Home Park Expansion**

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

**Jay and Miriam Weaver / Request for On-Lot Planning Exemption**

- **Bruce Light made a motion to recommend the Jay and Miriam Weaver / Request for On-Lot Planning Exemption, as presented, to the Board of Supervisors. Dave Brubaker seconded. All voted in favor.**

**Bell & Evans - Cook Facility**

- **Christine Spangler made a motion to accept time extension 10/09/2026. Dave Brubaker seconded. All voted in favor.**

**Bell & Evans – 241 Blue Mountain Rd / Request for Sewage Planning Exemption / Plan Revision**

- **Bruce Light made a motion to recommend the Bell & Evans – 241 Blue Mountain Road / Sewage Planning Module Exemption, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.**
- **Dave Brubaker made a motion recommend approval of the Bell & Evans – 241 Blue Mountain Road Plan Revision, as presented, to the Board of Supervisors. Tim Showers seconded. All voted in favor.**

**ADJOURNMENT** – With no further business, Dave Brubaker made a motion to adjourn the meeting at 8:26 p.m. Christine Spangler seconded. All voted in favor.

**Respectfully Submitted,**

**Kathleen Sheroky, Recording Secretary**

