

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
APRIL 21, 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
Kathleen Sheroky	Recording Secretary
Jackie Hollenbach	Mack Engineering

Approximately 13 audience members were in attendance.

COMMENTS – None

MINUTES 3/17/2026 – Bruce Light made a motion to approve the March 17, 2026 minutes, as presented. Dave Brubaker seconded. All voted in favor.

OLD BUSINESS

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

Revised/Updated Plans submitted to township and Mack Engineering. *Pending.*

Northern Lebanon High School / Middle School Renovations

- Stormwater Management Plan Revision. *Pending.*
- Traffic Impact Study (TIS) – *Pending.*
- Airport Road, sidewalk:
NLSD Sidewalk Extension Request Letter is Tabled until next month. Matt Mack, Dale Snader, and Dave Brubaker scheduled a meeting with concerned homeowners. Kristina Ingram commented.

Lebanon 22 Solar Projects – *Pending.*

Jeff Brubaker (2288 South Pine Grove Street) – Minor Subdivision & Land Development Plan / Sewage Planning Exemption

- Time Extension 8/14/2026
David Brubaker made a motion to accept time extension 8/14/2026. Bruce Light seconded. All voted in favor.
- Sewage Facilities Planning Module Exemption.
No Action Taken
- SALDO, Section 22-403.C.(5)(a)
Waiver is Tabled
- SALDO, Section 22-402. A.(7)
Waiver is Tabled
- SALDO, Section 22-502.D
Waiver is Tabled

- SALDO, Section 22-510.C(10)(b)
Waiver is Tabled
- SWMO, Section 23-111(9)(a)
Waiver is Tabled
- SWMO, Section 23-111(9)(A)
Waiver is Tabled

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

- Time Extension 8/13/2026
Bruce Light made a motion to accept time extension 8/13/2026. Christine Spangler seconded. All voted in favor.
- SALDO, Section 22-403
Waiver is Tabled.
- SALDO, Section 22-403.C.(5)(a)
Waiver is Tabled.
- SALDO, Section 22-510.C(10)(a)(b)
Waiver is Tabled.
- SALDO, Section 22-512.3.A.
Waiver is Tabled.

Fireman's Park PennDOT Letter – Driveway Use Discussion

Mike Bracrella and Alex Kinzey held a discussion with the Board in regards to whether or not there is/was a *change of use* at Fireman's Park. Bell and Evans reached out to their Traffic Engineer and Mack Engineering as to whether this change did take place. Use did not change, as confirmed by the Zoning Officer, but intensity did. Bell and Evans is asking for 6 months for them to explore other options. Including reaching out to PennDOT in order to make a compliant driveway, which would include right-hand and left-hand turning lanes. It would be a complicated widening, but the Temporary HOP that is in place, can be renewed if necessary. Need PennDOT approval to move forward. Kevin Snader and Richard Rabuck commented.

- ***Dave Brubaker made a motion to agree to give Bell and Evans 6 months to look at other options to be in compliance with PennDOT. Bruce Light seconded. Christine Spangler abstained. Motion carried.***

Bell & Evans – Transportation Center Sidewalk

Township is holding a check *in lieu of* for this sidewalk. Mike Bracrella has reached out to Sherwin Williams, but no calls returned. Mike mentioned reaching out to Dale Richards to possibly build sidewalk on his side. Another possibility is to build in PennDOT's ROW.

Discussion on Data Centers

Dale Snader and Jackie Hollenbach attended a webinar regarding these data centers. Some items discussed were Closed Loop Cooling, which recycles the water used for cooling, and Make Your Own Power. Data Centers are being constructed into smaller buildings, blending in with the environment. Jackie Hollenbach mentioned the need to put Data Centers in our Zoning Ordinance.

- ***Bruce Light recommended that the Discussion on Data Centers be changed to Draft Data Center Ordinance and that a draft Data Center Ordinance be proposed and incorporated into the Zoning Ordinance. Christine Spangler seconded. All voted in favor.***

Possible changes to the Stormwater Ordinance – Pending.

Christ Lantz – Subdivision / Stormwater Management Plan – Christ Lantz commented.

- SWMO, Section 23-113.5
Bruce Light made a motion to recommend SWMO, Section 23-113.5, as presented, to the Board of Supervisors. Dave Brubaker seconded. All voted in favor.
- SALDO, Section 22-510.B
Dave Brubaker made a motion to recommend SALDO, Section 22-510.B, as presented, to the Board of Supervisors. Bruce Light seconded. Christine Spangler abstained. Motion carried.
- SALDO, Section 22-210.C(10)(a)
Dave Brubaker made a motion to recommend SALDO, Section 22-210-C(10)(a), as presented, to the Board of Supervisors. Bruce Light seconded. Christine Spangler abstained. Motion carried.
- SALDO, Section 22-510.C(10)(b)
Bruce Light made a motion to recommend SALDO, Section 22-510.C(10)(b), as presented, to the Board of Supervisors. Dave Brubaker seconded. Christine Spangler abstained. Motion carried.

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

- Time Extension 6/14/2026
Bruce Light made a motion to accept time extension 6/14//2026. Christine Spangler seconded. All voted in favor.
- Recommendation to Board of Supervisors
Bruce Light made a motion to recommend approval of REVISED Bell & Evans – Transportation Center Preliminary / Final Land Development Plan, as presented, to the Board of Supervisors. David Brubaker seconded. All voted in favor.

Palmyra Homes – Mobile Home Park Expansion – Pending.

NEW BUSINESS

2002 Comprehensive Plan

The Board discussed whether a recommendation should be made to the Board of Supervisors to update the 2002 Comprehensive Plan. Dale Snader asked if there was a motion to make that recommendation. No motion was made. No action taken. Christine Spangler then proposed to look at the Act 209 TIS Plan and do that study which would allow the township to charge developers for offsite improvements.

- ***Christine Spangler made a motion to recommend that the Board of Supervisors look into the Act 209 TIS Plan. Bruce Light seconded. All voted in favor.***

ADJOURNMENT – With no further business, Dave Brubaker made a motion to adjourn the meeting at 8:25 p.m. Bruce Light seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary