

**BETHEL TOWNSHIP  
PLANNING COMMISSION MINUTES  
MAY 19, 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 |
| Matthew Mack       | Mack Engineering    |

Approximately 13 audience members were in attendance.

**COMMENTS** – Mike Bracrella gave an update that Bell & Evans' is currently working with Tim Showers in regards to his property on Market Drive, looking to see if they can get approval for a feed mill and a hatchery. Bell & Evans' intentions are to bring a preliminary plan next month to Planning Commission and answer any questions regarding this plan. If they get approval, a full land development plan would be presented at the July Planning Commission Meeting.

**MINUTES 4/21/2026** – David Brubaker made a motion to approve the May 19, 2026 minutes, as presented. Christine Spangler seconded. All voted in favor.

**OLD BUSINESS**

**Bell & Evans - Chestnut Hill Road / Blue Mountain Road Improvements** – Alex Kinzey to submit a Stormwater Application.

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

- Stormwater Management Plan Revision. *Pending.*
- Traffic Impact Study (TIS) – *Pending.*
- Airport Road, sidewalk:

Alex Kinzey presented an updated drawing made after a site meeting on 4/22/2026 with Township officials and residents to finalize what will be done regarding the sidewalk/curb on Airport Road. Leanne Martin and Mason Brehm from NLHS were present to request the school write a check in the amount of \$50,820, which was the amount for the escrow approved in the original Elementary School plan, and then to be absolved from any future responsibility. ***After a lengthy discussion, the Planning Commission took no action on the NLSD Sidewalk Extension Request Letter until a construction cost estimate is received.***

Four things must be done before this can be put out for bids:

1. Alex Kinzey will update the plan to show sidewalk/curb the entire length, and then he will no longer be involved with this project as a school representative.
2. Matt Mack will determine the drainage area to ascertain what general permit is needed for the stream crossing.
3. Dale Snader will contact FSWA about locating the water line in the area.
4. Dave Brubaker will talk to Andrew Morrow regarding whether scale wage is required if the Township takes over this project.

The next step will be to get itemized bids reflecting line items: curb, sidewalk, piping, grading, etc. The Township would also have to get temporary grading easements from the homeowners.

### **Lebanon 22 Solar Projects**

- Time Extension 11/21/2026  
***Bruce Light made a motion to accept time extension 11/21/2026. David Brubaker seconded. All voted in favor.***

**Jeff Brubaker (2288 South Pine Grove Street) – Minor Subdivision & Land Development Plan / Sewage Planning Exemption** – Sewage and flooding concerns due to differences between the existing flood plain and the calculated flood plain. Waiting on answers from FEMA and DEP. Jeff Brubaker, and Jaxon Weaver from Chrisland Engineering commented.

- 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**

- 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** – *Pending.*

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

**Draft – Data Center Ordinance** – *Pending.*

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

**Christ Lantz – Subdivision / Stormwater Management Plan** – Per Matt Mack, the Christ Lantz – Subdivision / Stormwater Management Plan must be updated to show either the mobile home or the driveway entrance to be 13' from the absorption area. Updated plans will be presented to the Planning Commission next month. The Board agreed to let Matt Mack ask Andrew Morrow to start the agreements. Christ Lantz commented.

**Palmyra Homes – Mobile Home Park Expansion**

- Time Extension 9/13/2026  
***Tim Showers made a motion to accept time extension 9/13/2026. Dave Brubaker seconded. All voted in favor.***
- Request for Sewage Facilities Planning Module Exemption, received 5/12/2026.  
***Tim Showers made a motion to recommend the Sewage Facilities Planning Module Exemption, as presented, to the Board of Supervisors. Dave Brubaker seconded. All voted in favor.***

**NEW BUSINESS**

**FSWA / Steckbeck Engineering – Request for Land Use Planning Letter** – A compliance letter in support of the FSWA Public Water System Upgrades Project which involves a multitude of tasks which will simplify the water system, remove manganese from the raw well water, and make the system more energy and labor efficient.

- ***Tim Showers made a motion to recommend the Land Use Planning Letter, as presented, to the Board of Supervisors. Bruce Light seconded. All voted in favor.***

**ADJOURNMENT** – With no further business, Bruce Light made a motion to adjourn the meeting at 8:15 p.m. Dave Brubaker seconded. All voted in favor.

***Respectfully Submitted,***

***Kathleen Sheroky, Recording Secretary***