

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JUNE 16, 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	Mack Engineering

Approximately 18 audience members were in attendance.

COMMENTS

Jodie Hasbrouck commented on the intersection at Blue Mountain Road and US State Route 22. Quite a number of accidents have happened recently. Intersection needs improvement. Possibly installing a right-hand and/or left-hand turning lanes, or even a turning signal. Suggests PC Board consider requiring developers to improve roads as part of the land development process. Mike Bracrella commented that bushes will get trimmed by intersection.

Mike Bracrella gave an update on their plans for the Market Drive property. They are looking into having a Traffic Study done and a full land development plan will be presented in July. They will be asking for re-mapping/use to be changed to Agricultural, which will be determined by the Board of Supervisors. Alex Kinzey briefly presented that the north side of Market Drive would be a feed mill, truck traffic would be approximately 100 trucks/day, and a hatchery on the south side. Wanda Day commented that this would be a negative impact for the community. Jim Mentzer commented.

MINUTES 5/19/2026 – David Brubaker made a motion to approve the May 19, 2026 minutes, as presented. Bruce Light seconded. All voted in favor.

OLD BUSINESS

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

Northern Lebanon High School / Middle School Renovations

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

This project requires a general permit which will need applied for. Mike Bracrella stated that Bell & Evans will pay for the design. After Alex Kinzey finishes the design, they will then get a cost estimate from H & K. If cost estimate comes back reasonable, Mike Bracrella also stated that Bell & Evans will pay for this project. The Airport Road Sidewalk project will then negate the Transportation Center Sidewalk project. Hopefully, this project will be done by 9/07/2026.

- ***After a lengthy discussion, the Planning Commission took no action on the NLSD Sidewalk Extension Request Letter.***

Lebanon 22 Solar Projects – *Pending*.

Jeff Brubaker (2288 South Pine Grove Street) – Minor Subdivision & Land Development Plan / Sewage Planning Exemption – Pending additional mapping by Chrisland Engineering.

- 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.

Bell & Evans – Plant 2 Parking Expansion

Alex Kinzey discussed updated plans.

- SALDO, Section 22-304
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 & B
Waiver is Tabled.
- SALDO, Section 22-512.C(1)
Waiver is Tabled.
- SWMO, Section 23-112.3.A(2)(a)
Waiver is Tabled.
- SALDO, Section 22-403.C.(1)
Waiver is Tabled.

Christ Lantz – Subdivision / Stormwater Management Plan

- Time Extension 10/20/2026.
Bruce Light made a motion to accept time extension 10/20/2026. Christine Spangler seconded. All voted in favor.
- Recommendation to the BOS.
Dave Brubaker made a motion to recommend Christ Lantz – Subdivision / Stormwater Management Plan, as presented, to the Board of Supervisors. Tim Showers seconded. All voted in favor.

Palmyra Homes – Mobile Home Park Expansion

- SALDO, Section 22-304
Waiver is Tabled.
- SALDO, Section 22-403.C.5(5)
Waiver is Tabled.
- SALDO, Section 22-512.3(a)
Waiver is Tabled.
- SALDO, Section 22-512.3(b)
Waiver is Tabled.
- SALDO, Section 22-512.3(c)
Waiver is Tabled.
- SWMO, Section 23-111.1
Waiver is Tabled.
- SWMO, Section 23-402.C.3
Waiver is Tabled.

NEW BUSINESS

Sketch Plan – Sharon Mennonite Church

Matt Mack discussed the Sketch Plan for the Sharon Mennonite Church with the PC Board. The church is physically being picked up and moved to a new property, and stated that they will need to come back to Planning Commission with a Land Development Plan, PennDOT permit, and have the Fire Company review the plan/property.

Zimmerman Shady Lane Farms – 1020 Houtztown Road

Gary Zimmerman from Shady Lane Farms was present to discuss why he is requesting a waiver of the land development process. He wants to update his chicken layer house to 49,560 hens. The existing layer house will be removed to the foundation walls and a new layer house will be rebuilt on these walls. An additional blower room and manure transfer room would be added where the existing manure lagoon is located.

- Request a waiver of the land development planning.
Christine Spangler made a motion to recommend a Waiver of Land Development for Shady Lane Farms with a requirement that they secure E&S permit approval prior to the zoning permit being issued for the Manure Storage Shed portion, to the Board of Supervisors. Dave Brubaker seconded. All voted in favor.

ADJOURNMENT – With no further business, Dave Brubaker made a motion to adjourn the meeting at 8:02 p.m. Bruce Light seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary