

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
JULY 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
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

Kevin Snader asked for permission to speak during the discussion regarding Fireman's Park Driveway Permit.

Jodie Hasbrouck commented regarding improving the Intersection of Blue Mountain Road and State Route 22. Possibly with protected left and right turns. Suggests that Bell & Evans do a road study.

Dennis Boehmer commented on the sewage for 181 Market Drive.

MINUTES 6/16/2026 – David Brubaker made a motion to approve the June 16, 2026 minutes, as presented. Christine Spangler seconded. All voted in favor.

OLD BUSINESS

Northern Lebanon High School / Middle School Renovations

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

Chairman Dale Snader reported the following:

The Board of Supervisors have approved the Airport Road Sidewalk Project in three phases. The 800' of sidewalk is split into 3 sections. The middle section requires a permit, which will take about 6 months to get. This section of macadam, walking path, will have temporary lines painted on it. The other 2 sections that meet up with existing sidewalks will be done by Bell & Evans, using their \$71,000 that was going to be used for the Transportation Center Sidewalk that fell through, and should be done by the time school starts. Project to start Monday, 7/27/2026. At the August School Board Meeting, the Board will hopefully approve writing a check to Bethel Township for \$58,000 in lieu of the school doing the work. The money can be used anywhere within Bethel Township.

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.*

- Accept Time Extension Requested, 10/14/2026.
Tim Showers made a motion to accept time extension 10/14/2026. Dave Brubaker 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

- Accept Time Extension Requested, 2/09/2027.
Christine Spangler made a motion to accept time extension 2/09/2027. Dave Brubaker 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

Kevin Snader questioned the status of where the Planning Commission is at with helping the Fire Company talk to PennDOT regarding the Driveway Use at Fireman's Park. Planning Commission is waiting to hear back from Bell & Evans, who are exploring other options, including discussions with their attorneys.

Bell & Evans – Transportation Center Sidewalk

This item is being replaced by the Airport Road Sidewalk Project.

Draft – Data Center Ordinance

Jackie Hollenbach to update in August.

Possible changes to the Stormwater Ordinance

Jackie Hollenbach to update in August.

Bell & Evans – Plant 2 Parking Expansion

Alex Kinzey discussed plan revisions. Utilities, subsurface water basin/adding parking lot on top, sidewalk to Halloween store has been installed, potable water will come from FSWA. Mike Bracrella discussed

parking for additional Team Members and an increase in traffic onto Blue Mountain Road. Due to this increase, Mike Bracrella said that a new Traffic Study would be done. Dennis Boehmer, Karen Boehmer, and Kevin Tobias commented.

- SALDO, Section 22-304
Tim Showers made a motion to recommend SALDO, Section 22-304, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.
- SALDO, Section 22-403.C.5.A
Christine Spangler made a motion to grant SALDO, Section 22-403.C.5.A. Seconded by Dave Brubaker. All voted in favor.
- 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)
Dave Brubaker made a motion to recommend SWMO, Section 23-112.3.A(2)(a), as presented, to the Board of Supervisors. Tim Showers seconded. All voted in favor.
- SALDO, Section 22-403.C.(1)
Christine Spangler made a motion to grant SALDO, Section 22-403.C.(1). Seconded by Dave Brubaker. All voted in favor.

Palmyra Homes / Dale Yingst – 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.

Act 209 Update

Dale Snader asked Dave Brubaker to update the Planning Commission Board regarding Act 209. After doing research, processes involved, and the \$100,000 - \$150,000 up front costs, Dave Brubaker said that the Board of Supervisors were not interested in pursuing the Act 209, but they would maybe consider updating the Township's Comprehensive Plan.

Lebanon County Comprehensive Plan Update

Dale Snader updated the Planning Commission Board on Lebanon County's update of their 2007 Comprehensive Plan. Population growth is declining in Lebanon County, and is only at about ½% per year in Bethel Township since 2000. Two other areas of note; none of the statistics gathered so far indicate any shortage of water for Lebanon City and connected Municipalities like Bethel Township. This process will also include a potential future land use map for the entire County. Each Municipality will have a chance to comment before that map and the entire plan are finalized.

NEW BUSINESS

Blue Mountain Road & Chestnut Hill Road Improvements – Stormwater Management Plan

- ***Dave Brubaker made a motion to accept the Blue Mountain Road & Chestnut Hill Road Improvements – Stormwater Management Plan for review. Christine Spangler seconded. All voted in favor.***

Bell & Evans 181 Market Drive – Preliminary / Final Land Development Plan

- ***Dave Brubaker made a motion to accept the Bell & Evans 181 Market Drive – Preliminary / Final Land Development Plan for review. Dale Snader seconded. Tim Showers abstained. Motion carried.***

After accepting for review, the Planning Commission held a lengthy discussion with Alex Kinzey, who presented the Bell & Evans 181 Market Drive – Preliminary / Final Land Development Plan, and with Bethel Township residents. Dennis Boehmer, Amy Horst, Kevin Tobias, and Kam Tobias all commented their concerns for this plan.

- SALDO, Section 22-304
Waiver is Tabled.
- SALDO, Section 22-403.C.(5)a
Waiver is Tabled.
- SALDO, Section 22-512.3.B.(4)
Waiver is Tabled.
- SALDO, Section 22-512.C.
Waiver is Tabled.
- SWMO, Section 23-112.3.A(2)(a)
Waiver is Tabled.
- SWMO, Section 23-113.5
Waiver is Tabled.

Freebird Chicken – 220 South Center Street – Waiver of Land Development Request

Kevin McAter represented Freebird Chicken for this waiver. Two additions that will not increase Stormwater, as they are being built on existing concrete, paved, or impervious areas. The additions do not add any traffic or additional chickens coming to the plant. Zoning Exhibit Plan will be needed for the zoning permit.

- ***Dave Brubaker made a motion to recommend this Waiver of Land Development for Freebird Chicken, as presented, to the Board of Supervisors. Christine Spangler seconded. All voted in favor.***

Agricultural Security Notification

19-2349817-393766

Michael R Blecker
1667 Mount Zion Rd, Lebanon, PA 17046

19-2354023-395358

Michael R Blecker
Richelle A Blecker
221 Long Rd, Myerstown, PA 17067

19-2344128-398695

Elvin L Martin, Etal
Lenna F Martin
Joseph R Deweiler
65 Halteman Ln, Lebanon, PA 17046

- ***Tim Showers made a motion to approve the Planning Commission to write an Ag Security Acknowledgement Letter to the Board of Supervisors. Christine Spangler 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