

**BETHEL TOWNSHIP
PLANNING COMMISSION MINUTES
AUGUST 18, 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
Tim Showers	Board Member
Kathleen Sheroky	Recording Secretary
Matthew Mack	Mack Engineering

Approximately 31 audience members were in attendance.

COMMENTS

Mike Bracella and Alex Kinzey gave an update on the Cook Facility/RTE Facility Offsite Walking Path Construction Plan. This Plan proposes to include an offsite pedestrian walking path along State Route 22 and adjoining the American Legion property. Improvements include a 70ft pedestrian bridge over Elizabeth Run, a relocated pedestrian crossing at Legionaire Drive intersection, and 35 solar post-top light fixtures.

MINUTES 7/21/2026

Bruce Light made a motion to approve the July 21, 2026 minutes, as presented. Tim Showers seconded. All voted in favor.

OLD BUSINESS

Northern Lebanon High School / Middle School Renovations

- Stormwater Management Plan Revision. *Pending.*
- Traffic Impact Study (TIS) – *Pending.*

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**
- 1. SALDO, Section 22-403.C.(5)(a)
Waiver is Tabled
- 2. SALDO, Section 22-402. A.(7)
Waiver is Tabled
- 3. SALDO, Section 22-502.D
Waiver is Tabled
- 4. SALDO, Section 22-510.C(10)(b)
Waiver is Tabled
- 5. SWMO, Section 23-111(9)(a)
Waiver is Tabled

6. SWMO, Section 23-111(9)(A)
Waiver is Tabled

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

Fireman's Park PennDOT Letter – Driveway Use Discussion – Pending.

Draft – Data Center Ordinance

Zoning Officer to update in September.

Possible changes to the Stormwater Ordinance

Zoning Officer to update in September.

Bell & Evans – Plant 2 Parking Expansion

- ***Dave Brubaker made a motion to accept time extension 12/11/2026. Bruce Light seconded. All voted in favor.***
- 3. SALDO, Section 22-510.C(10)(a) & (b)
Waiver is Tabled.
- 4. SALDO, Section 22-512.3.A & B
Waiver is Tabled.
- 5. SALDO, Section 22-512.C(1)
Waiver is Tabled.
- 8. SALDO, Section 22-511
Waiver is Tabled.

Palmyra Homes / Dale Yingst – Mobile Home Park Expansion

- ***Tim Showers made a motion to accept time extension 12/12/2026. Dave Brubaker seconded. All voted in favor.***
- 1. SALDO, Section 22-304
Waiver is Tabled.
- 2. SALDO, Section 22-403.C.5(5)
Waiver is Tabled.
- 3. SALDO, Section 22-512.3(a)
Waiver is Tabled.
- 4. SALDO, Section 22-512.3(b)
Waiver is Tabled.
- 5. SALDO, Section 22-512.3(c)
Waiver is Tabled.
- 6. SWMO, Section 23-111.1
Waiver is Tabled.
- 7. SWMO, Section 23-402.C.3
Waiver is Tabled.

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

Proposing a paved 5ft Walking Path going North on Blue Mountain Rd. Possibly widening Blue Mountain Rd to traffic light on State Route 22. Proposed talks with Traffic Engineer about making the intersection at Blue Mountain Rd and State Route 22 safer. Dennis Boehmer commented.

Request for Zoning Change – 181 Market Drive

Attorney for Bell & Evans, Beth Kohl, held a very lengthy conversation regarding the need for the Zoning Change for 181 Market Drive, from Rural Residential to Agricultural, and how it would benefit both Bethel Township and Bell & Evans. According to Attorney Kohl, this Zoning Change is not regarded as Spot Zoning. Goal is for Bell & Evans to build a Feed Mill and a new Hatchery. Due to an increase in truck traffic, a traffic study will be done. Bruce Light commented that doing this might open the Township up to other problems. Dave Brubaker commented to wait to hear what Township Solicitor, Andrew Morrow, has to say. Dale Snader asked Mike Bracrella as to where Bell & Evans might be 10 years from now. Mike Bracrella to prepare exhibit for next month. Craig Maynard, Bell & Evans, gave more insight on where the feed comes from now. Mike Bracrella stated that the Traffic Engineer is working on this and a Traffic Study will be done once school starts. Ultimately, this is a Board of Supervisors decision.

- ***Bruce light made a motion to recommend to the Board of Supervisors to ask Solicitor, Andrew Morrow, to look into whether the Zoning Change for 181 Market Drive is appropriate under the law. Dale Snader seconded. Tim Showers Abstained. Motion Carried.***

Blue Mountain View Drive residents, Kevin Tobias commented about using Legionaire Drive, Dennis Boehmer commented on truck traffic, Amy Horst commented on zoning concerns, Marcus Elshaug commented on zoning, and Jen Miller asked about Legionaire Drive, all voiced their concerns. Edwina Best from Claire's Way commented about traffic concerns, Joyce Myers from Popular Street is concerned that Bethel Township can't handle anymore development, and Dale Maulfair from South Center Street commented on zoning.

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

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

NEW BUSINESS

Earlakill Farms, LLC – Preliminary / Final Land Development Plan

Plans received 7/10/2026.

- ***Dave Brubaker made a motion to accept the Earlakill Farms, LLC – Preliminary / Final Land Development Plan for review. Bruce Light seconded. All voted in favor.***
- 1. SALDO, Section 22.304.2.A
Waiver is Tabled.
- 2. SALDO, Section 22-403.C.(5)(a)
Waiver is Tabled.
- 3. SALDO, Section 22-503.2.C
Waiver is Tabled.
- 4. SALDO, Section 22-510.C(10)
Waiver is Tabled.
- 5. SALDO, Section 22-510.C(10)(a), 22-512.3.A, 22-512.3.B, 22-512.3.C
Waiver is Tabled.
- 1. SWMO, Section 23-113.5
Waiver is Tabled.

ADJOURNMENT

With no further business, Dave Brubaker made a motion to adjourn the meeting at 8:01 p.m. Bruce Light seconded. All voted in favor.

Respectfully Submitted,

Kathleen Sheroky, Recording Secretary