Bethel Township
Planning Commission
November 10, 2026 Agenda 7pm

Meeting being recorded

Call to Order

Pledge of Allegiance

Public Comment on Agenda Items

Hearing of Visitors –

First Energy Land Development Project

Approval of Minutes –

a. Motion to approve the minutes from the Planning Commission meeting held October 13, 2026

Solicitor's Report – Michelle Mayfield

Data Center Ordinance review discussion

Engineer's Report – Jeffrey Steckbeck/Alex Kauffman

Zoning Officer's Report –Karen Brown

a. October Report

Subdivisions

a. ***M B Investments Preliminary LD Plan*** Extension Indefinite
2070 Camp Swatara Road

No further update

b. ***Musselman*** Prelim Approv 08/26/2008
08/26/2013

No further update

c. ***550 & 551 Brown Road*** Time Expires 1/12/2027

Review Letter Discussion

d. ***RLP Martha Drive – Subdivision & LD*** Cond/Final Approv 10/13/2022
(Parcel #30440200316297)
Martha Drive & Lancaster Avenue

Cancelled

e. ***Country Cottage Garden*** — Plan Acceptance 2/8/2022; Plan reaffirmed 8/14/2025

f. C2C Design Group – 1931 Schubert Rd Townhomes — Plan Acceptance 5/14/2024; Time expires 1/15/2027

g. Vernon Hoover Ag Operation — Plan Acceptance 3/11/2025; Cond Approved 7/10/2025; LOC Expires 7/25/2026
- Plan review from SESI
- Plan review #2 from SESI 5/12/25
- Plan reaffirmed for recording 2/12/2026
- Reordered plans received and permit issued 4/13/26

h. McCarthy Engineering – 8601 Old Route 22 — Plan Acceptance 10/14/2025; Cond Approved 2/10/2026
- 7.13.2026 Waiting on financial Security to have the SWM, and Developers agreement signed.
- Driveway agreement modification 6.4.2026 prepared by the solicitor

i. Horst Poultry Operations - 241 S. Faust rd. — Plan Acceptance 1/13/2026; Time Expires 7/9/2026; Cond Approved 4/16/2026

j. RGM Transport – 9221 Old Route 22 — Plan Acceptance 1/13/2026; Time Expires 1/15/2027

k. Adam Light 230 School Road 3 Poultry Barns — Plan Acceptance 7/13/2026; Cond Approved 9/8/2026

l. First Energy – 5601 Four Points Road Plan — Plan Acceptance 8/11/2026; Time Expires 1/12/2027

Cancelled

Public Comment

New Subdivisions/Land Development

Sam Beiler – 8441 Old Route 22 Bethel, PA 19507 – Motion to accept the plan for review

Unfinished Business

a. SALDO / SWM Amendments

b. Sidewalk, Curbing discussion – MPC sheet

Old Business

New Business

Adjournment

Cancelled