

**BETHEL TOWNSHIP  
PLANNING COMMISSION  
January 7, 2026**

**AGENDA**

**Required Reorganization Meeting 6:50pm.**

**I. ATTENDANCE:**

Nomination for Chairperson:

Nomination for Vice Chairperson:

Announcement of Secretary:

Introduction of new board members

2026 Meeting Dates (First Wednesday of each month, 7:00pm.)

**Regular Planning Commission Meeting time - 7:00pm**

**PLEASE SILENCE ALL ELECTRONICS**

**THERE IS A RECORDING DEVICE IN THE ROOM FOR THE PURPOSE OF TAKING MINUTES**

**II. ATTENDANCE:**

**III. CALL TO ORDER:**

**IV. PLEDGE OF ALLEGIANCE:**

**V. APPROVAL OF MINUTES FOR MEETING HELD: November 5, 2025**

Note: December meeting canceled – lack of a quorum.

**VI. CORRESPONDENCE:**

**VII. REPORTS: Sewer Authority**

**VIII. OLD BUSINESS:**

**Project PC 2024-2 - 1420 Conchester Day Care, 1420 Conchester Highway,  
Garnet Valley PA, Preliminary Plans. Conchester Holdings, LLC**

**Applicant submitted preliminary plans for a Day Care Center. Special Exception was granted by the Zoning Hearing Board on June 28, 2023 with conditions.**

**Waiting for applicant to provide responses to Township Engineer's plan review/recommendation letter dated October 31, 2025.**

**IX. NEW BUSINESS:**

**Project 2025-1 – 1257 Zebley Road, Garnet Valley PA. Preliminary/Final Two Lot Subdivision. Applicant - Yilka Goci.**

**This is a plan for the subdivision on an existing lot into 2 lots that will contain single family residents, driveways and other associated improvements.**

**Project 2026-1 1534 Naamans Creek Road, Garnet Valley, PA. 3 Lot subdivision. Preliminary/Final Subdivision Plan. Charles and Christine Nickles- Owners.**

**Proposed plan is to combine two existing tracts into one larger tract and then subdivide the composite parcel into three lots. Improve the existing front lot and add new single family detached dwellings on the remaining two lots.**

**X. PUBLIC COMMENTS AND QUESTIONS.**

**XI. ADJOURNMENT. *VISIT BETHEL TOWNSHIP WEBSITE FOR MEETING AGENDA AND MINUTES.***