

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 13, 2020**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

William Smeltzer Member
William Tice Member
Charles Allwein, Sr Member
Kevin M George Member
Cheri F. GrumbineTownship Manager
Darlene Martin Member

Also, in attendance was one member of the public, five engineers, and Lisa Lauer township employee.

The Pledge of Allegiance was recited.

ORGANIZATION OF COMMISSION MEMBERS

Officers in 2019

Chairperson – Darlene Martin
Vice-Chair - Bill Smeltzer

MOTION was made and seconded to retain the Officers from 2019 as is for 2020. Motion unanimously carried.
Oath of Office has been received from Darlene Martin.

MEETING MINUTES from November 11, 2019 are ready for action.

MOTION was made and seconded to approve the November 11, 2019 meeting minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW& RECOMMENDATION TO BOARD

A.) Monica Kapp/Cameron Batz Subd Plan

Date Submitted: 11/26/2019

836 Kimmerlings Road

Steckbeck Engineering

LCPD letter received on final subdivision plan to subdivide a 1.97-acre lot containing the existing single-family dwelling and detached accessory building.

MOTION was made and seconded to recommend approval of plan, and the planning waiver and non-building declaration to the Board. Motion unanimously carried.

B.) 840 Patmar Drive

Date Submitted: 12/31/19

Revised Final Land Development Plan

Chrisland Engineering

LCPD letter received on construction of 2,347 sq. ft. single-family dwelling, an access driveway onto Patmar Drive, and stormwater management structures and features. This property will be serviced with connections to public water and public sewer.

MOTION was made and seconded to recommend approval of 840 Patmar Drive. Motion unanimously carried.

C.) LVEDC/Sherwin Williams/Dresch Lot Additions

Date Submitted: 11/12/19

Final Minor Lot Addition Plan for LVEDC

Steckbeck Engineering

LCPD letter received on final minor lot addition plan for LVEDC, Engineered Polymer Solutions, Dresch.

Concern was made that there is no access to a piece of land owned by LVEDC.

MOTION was made and seconded to recommend approval of the final lot additions plan located at the Lebanon Rails Business Park. Approve as submitted with request that the EDC comes back to us with stipulation on how they are putting these pieces together with access to property where landlocked. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

Continual review is being conducted on the following plans as the necessary information is being submitted by the applicants/developers:

A.) Mapledale Estates

Location: off E Maple St

This plan is for the construction of 38 single family detached residential lots on an existing 17.88-acre parcel northeast of Briar Lake Development. Received letter from Bolt Engineering dated 01/06/20 on plan review.

Date Submitted: 06/13/2019

Engineer: Pioneer Mgmt LLC

B.) Project Oak Stormwater

Location: 3160 Hanford Dr

This plan shows stormwater revisions being submitted to Cleona Borough following a meeting between Kimley-Horn and Cleona Commissioners.

Date Submitted: 11/13/2018

Engineer: Kimley-Horn

RECEIVING OF NEW PLANS

A.) Lebanon Project 6

1575 Joel Drive (Grosfillex)

Scott Miller from Stackhouse Bensinger Inc. presented project. Complaint was received on the 3 warehouses that sit SW of property. Resident, Mr. Zentz, was present and spoke of his concern regarding his saturated property. The engineer revealed the pond wasn't designed or converted to handle previous development and will be altered to resolve water flow. Stormwater calculations will be reviewed and addressed.

MOTION was made and seconded to receive plan. Motion unanimously carried.

Date Submitted: 12/05/2018

Engineer: Stackhouse Bensinger Inc

B.) The Crossings at Sweet Briar – Phase 3 Final

W. of Mt. Zion Rd and S/E side of Kimmerlings Rd

Plan was presented to construct 28 single family lots connecting to public water and sewer and one open space lot.

MOTION was made and seconded to receive the plan. Motion unanimously carried.

Date Submitted: 12/19/2019

Engineer: Bolt Engineering, LLC

C.) Cedar Crest Circle

777 N. 8th Avenue

Application dated 01/03/20 for 58 proposed lots. This plan consists of 54 single-family townhomes, and 4 garden apartments consisting of 32 total units. Plans were also submitted to LCPD and Boltz Engineering.

MOTION was made and seconded to receive plan. Motion unanimously carried.

Date Submitted: 01/10/2020

Engineer: Chrisland Engineering

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) 2019 Year End Summary

MOTION was made and seconded to approve to submit the Planning Commission's year-end summary to the Board. Motion unanimously carried.

B.) Text Amendment for Self-Storage Units in C-1 District

Manager Grumbine provided a copy of the DRAFT text amendment for self-storage units in the C-1 Zoning District to the PC members. She explained that the text amendment was a result of a meeting held with representatives from the Lebanon County Planning Department, and the petitioner and his engineer that filed a zoning amendment request for the Stubborn Dutchman property on SR72 to change their zoning from C1 to C2A to permit self-storage units. When Julie Cheyney, Executive Director of LCPD reviewed the request for a zoning amendment she felt the area did not meet the criteria of C2, as there is no public water or public sewer available and suggested we look at a possible text amendment to the C-1 zoning district to add self-storage facilities.

Manager Grumbine also provided to the PC members the language for self-storage facilities currently in the C2 and Industrial Districts. The C-1 text amendment was written to permit self-storage facilities as a Special Exception and outlines conditions that must be met. Manager Grumbine reviewed some of the conditions with the PC members. She asked how they felt about having self-storage units in the C-1 as a Special Exception in lieu of an outright “permitted use”, as in the C2 zoning district. The Industrial District appears to permit as a Conditional Use and could be changed like the C2 zoning district. The PC members agreed that it makes sense to permit self-storage facilities in the C1 district as a Special Exception for the Zoning Hearing Board to attach any additional regulations depending on the location of the proposed facilities.

Manager Grumbine asked the PC members to review the draft language to permit self-storage facilities in the C1 zoning district for discussion and recommendation at their February meeting. All agreed to review for a February recommendation.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Lisa Lauer
Recording Secretary