

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 10, 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:

Darlene A. Martin Chairperson
William Smeltzer Vice-Chair
William Tice Member
Cheri F. Grumbine Township Manager

Absent Charles Allwein.....Member
Kevin M. George.....Member

Also, in attendance were five members of the public, and Lisa Lauer township employee.

The Pledge of Allegiance was recited.

MEETING MINUTES from January 13, 2020 are ready for action.

MOTION was made and seconded to approve the January 13, 2020 meeting minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW& RECOMMENDATION TO BOARD

None tonight.

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. A revised plan was submitted from Pioneer Mgmt on February 6th. No one present to discuss any pertinent matters on plan.

Date Submitted: 06/13/2019

Engineer: Pioneer Mgmt LLC

B.) Project Oak Stormwater

Location: 3160 Hanford Dr

The stormwater revision plan was submitted to Cleona Borough and North Lebanon Township. No one was present to discuss plan.

Date Submitted: 11/13/2018

Engineer: Kimley-Horn

C.) Lebanon Project 6

1575 Joel Dr (T-405), Grosfillex

Revised plans were received on January 20, 2020 in response to the LCPD comment letter. A letter from Stackhouse Bensinger on the NPDES Permit Application Notification was received January 20, 2020. Also, a comment letter from Bolt Engineering dated January 29, 2020 was received. Scott Miller, Engineer from SBI was present to give an update and answer any questions. Project should be complete in the next month.

Date Submitted: 12/05/2019

Engineer: Stackhouse Bensinger

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

Date Submitted: 12/19/2019

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

Engineer: Bolt Engineering

This plan is to construct 28 single family lots connecting to public water and sewer and one open space lot. No one was present at meeting to discuss plan.

E.) Cedar Crest Circle

Date Submitted: 1/10/2020

777 N. 8th Avenue

Engineer: Chrisland Engineering

Plan consists of 54 single-family townhomes, and 4 garden apartments consisting of 32 units for a total of 86 units. A meeting was held on February 6 at North Lebanon Township with the following in attendance: LCPD and NLT representatives, Gloria Pushnik, Barry Coble, Tammy Site, Judy Mahaffy, Josh Weaver, Dan Martin, and Tony Fitzgibbons. It was decided that revised plans will be submitted to the office. Lori Messersmith-Falk was present from Chrisland Engineering to answer any questions and stated they are working on comments from last weeks meeting.

RECEIVING OF NEW PLANS

A.) Manna Foods, Stormwater Mgmt Plan

Date Submitted: 02/10/2020

430 N. 11th Avenue

Engineer: Christland Engineering

Matt Hetrick was present to discuss plan that shows moving the fence and enlarging parking and maneuvering area for trucks with required stormwater management facilities on Manna Foods property.

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

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

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

Bob Gearhart discussed the proposed text amendment for self-storage units to be added to the Township’s C-1 District as a “Special Exception”. In reviewing of the requirements, Mr. Gearhart discussed with the members the requirement for a minimum lot width of 250’ and where this would be measured from on the lot. During the discussion his client, Bob Gosling, indicated that most likely he will abandon the existing use and go with all storage units on the property. Thus, he would not subdivide the property for this second use. Mr. Gearhart indicated he would verify with Julie Cheyney, LCPD, where the measurement will be taken on the lot. Mr. Gearhart indicated that they would be satisfied with the wording, as it appears the lot width will not be a problem if Mr. Gosling abandons the existing use on the property and does not subdivide for storage units, as a second use. The lot to remain as one for self-service storage units only.

MOTION was made and seconded to recommended approval of the proposed text amendment as a Special Exception in the C-1 District. Motion unanimously carried.

B.) Floodplain Management Regulations Ordinance

A draft of the proposed Floodplain Management Ordinance/Map Change is being presented. The contents of the ordinance was directed from FEMA. All of Lebanon County will be required to take action on these floodplain requirements.

MOTION was made and seconded to recommend the adoption of the Floodplain Management Regulations Ordinance provided. Motion unanimously carried.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary