

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 8, 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
Charles Allwein..... Member
Kevin M. George..... Member
Cheri F. Grumbine Township Manager

Also, Bob Gearhart of Matthew & Hockley, Josh Weaber of Chrisland Engineering and participating via Zoom was Theresa George, NLT employee. Several members of the public were in attendance as well as via ZOOM option.

The Pledge of Allegiance was recited.

MEETING MINUTES from May 11, 2020 are ready for action.

MOTION was made and seconded to approve the May 11, 2020 meeting minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) Revised Manna Foods Land Dev Pl

Date Submitted: 6/08/2020

Location: N 11th Ave

Engineer: Chrisland Eng

This revised plan for Manna Foods is in response to the depth of the stormwater bed that had been approved previously. Josh of Chrisland Eng explained complications with excavation resulted in revising the previously approved plan. Rick Bolt has reviewed and signed off on the revised plan. A clean letter from LCPD recommending approval has been received.

MOTION was made and seconded to recommend approval for the revised Manna Foods Land Development Plan. Motion unanimously carried.

B.) Weaver/Creter Subd/Lot Addition

Date Submitted:

Location: Tunnel Hill Rd

Engineer: Matthew & Hockley

Bob Gearhart from Matthew & Hockley explained this lot addition shows lands owned by Weaver being added to the lands owned by Creter. Chp Martin confirmed the legal Deed Descriptions have been received. Gearhart agreed current Deed Descriptions have been provided. Planning Commission members discussed and indicated they were ready to act on the plan.

MOTION was made and seconded to recommend approval for the Weaver Subdivision Plan. 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.) The Crossings @ Sweet Briar

Location: Kimmerlings Rd/ Mount Zion Rd

This plan is hold until problems with the grading design between Phase 2 and Phase 3 are decided.

Date Submitted:

Engineer: Pioneer

B.) Project Oak Stormwater

Location: 3160 Hanford Dr

This plan is still on hold. The Bennett property construction will affect the Stormwater design for Project Oak. Until Bennett has completed their project the Project Oak Stormwater Plan will remain on hold.

Date Submitted: 11/13/201

Engineer: Kimley-Horn

C.) Stoevers (~~Cedar Crest~~) Circle Subd/Land Dev Pl

777 N. 8th Avenue

Josh from Chrisland Eng spoke to the Commission members on the revised plan that had been provided. He started his remarks by saying the name change is pending approval. The northside entrance to the development has been revised, as requested. Also, the number of units has changed and is showing 56 townhouse units with 2 apartment buildings which will have 16 units each. The apartment buildings are shown on the southside of the Coble’s property. As of now, the developer is waiting for comments from Lebanon County Planning Dept and the Twp.

Date Submitted: 1/10/2020

Engineer: Chrisland Engineering

Andy Fields, Garden Ave, questioned the difference in street widths that are shown. In the development across from this proposed development the streets, Cedar Crest Dr and Garden Ave, are 30’ widths and the new proposed road for this development are 34’ in width. Why the change? Mgr Grumbine explained the Reber development is one of the older developments in the Twp. At that time, the regulations required 30’ in width. Approximately 20 years ago the regulations were changed to 34’ requirement for street width. All newer developments are held to the revised regulations.

Rita Moore, N 8th Ave, questioned the traffic situation. She said when she had attended a previous meeting the public was told a traffic study would be completed. Is this information available? Josh informed Moore a traffic analysis has been done. A traffic impact study will be done after a determination has been made as to the scope of the study. Josh explained there are different levels of the study that can be requested. ELA Group, who is being asked to do the study, has submitted a MEMO asking what scope the study will involve. Currently a study has not been started. He stated the County follows the PADOT regs and the study would be done according to PADOT criteria. Chp Martin questioned if the Twp will receive the study information once it is completed. Mrs. Moore stated the neighbors are concerned about the additional traffic this development will cause in an area that already has problems. Mr. Fields questioned how many cars per unit will be studied. Very few households do not have at least 2 cars. Some families have 3 vehicles and/or more.

John Leahy, Cedar Crest Dr, asked how this additional traffic will be controlled. He has concerns about Cedar Crest DR and some of these other streets in the existing development becoming a throughway for the new development. Josh stated the traffic study will review all options for traffic throughout the whole area.

Chp Martin repeated that once the traffic impact study is completed by the developer, the Twp will receive a copy. The Commission members will be asked to review the information. She confirmed with Josh that is his intention, correct? Josh agreed once the scope of the traffic study is determined and the study is completed the Twp will receive a copy to review for action.

D.) Paul F. Horn Final Subd Plan

Location: Marcon Dr

Date Submitted: 3/06/2020

Engineer: Matthew & Hockley

This single lot subdivision will be revised and re-submitted. The surveyor discovered the neighbor’s fence had been installed where the property line was to be.

RECEIVING OF NEW PLANS

A.) Zimmerman Family Properties LLC

Location: NS E Cumberland St

Date Submitted: 5/20/2020

Engineer: Matthew & Hockley

This Land Dev Plan shows a proposed warehouse and office space. The lot contains 7+ acres including a right-of-way allowance. Also shown, as future planning (Phase 2), is a retail store which is not part of this current Land Dev Plan. The retail space is included with this plan to show the stormwater design is to accommodate all construction for this parcel. PADOT will be involved with driveway approval off Route 422 (Cumberland St). The Planning Module has been submitted. The property has split zoning with the front being Commercial and the rear of the property being Industrial. The Members reviewed the proposed plan for several minutes and indicated they were ready to act.

MOTION was made and seconded to receive the Zimmerman Family Properties Land Dev Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Stubborn Dutchman – State Route 72

Josh Weaber of Chrisland Engineering provided a sketch plan for the Commission members to view. For the past few months, the Stubborn Dutchman property has been discussing the new Text Amendment that had been adopted for storage units. The sketch plan shows the original building being renovated as well as an additional 70,000 sq ft being constructed for added storage units. The existing entrance of Rte 72 will remain as main entrance to the facility. Josh stated the grading needs to be finalized for the stormwater before submitting a Land Development Plan.

Member George questioned the existing building and if it will also be used as storage units. Josh confirmed yes, the building will be renovated, and used as storage units. He said the main road will lead to the existing building and then a few short roads to the additional storage unit areas. Member George asked if the roads will be stoned or paved. Josh replied the roads will all be paved. Member George next questioned the existing stormwater and the plans for new stormwater designs. Josh informed the Commission that the existing stormwater basin will be utilized and will be enlarged for additional stormwater from the property to be directed to the basin. Josh said he wanted to make the Commission aware the Land Dev Plan will be submitted soon.

B.) Heilmandale Warehouse

Member Tice questioned if there has been any new information on the warehouse facility proposed for Heilmandale. Mgr Grumbine said there has not been any new information about this proposed project. About the time information was being shared was when everything got shut down due to the COVID pandemic. Perhaps once things start to open again, we will hear where this project is headed.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary