

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
July 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:

Darlene A. Martin Chairperson
William Smeltzer Vice-Chair
William Tice Member
Charles Allwein..... Member
Kevin M. George..... Member
Cheri F. Grumbine Township Manager

Also present were Bob Gearhart of Matthew & Hockley, Lori Messersmith-Falk of Chrisland Engineering, James Henke of Pioneer Mgmt., David Shreder of Landmark Homes, and Heather Wenrich, NLT employee. No members from the public were in attendance.

The Pledge of Allegiance was recited.

MEETING MINUTES from June 8, 2020 are ready for action.

MOTION was made and seconded to approve the June 8, 2020 meeting minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) The Crossings @ Sweet Briar – Phase 3 Final	Date Submitted: 12/19/2019
Location: Kimmerlings Rd/ Mount Zion Rd	Engineer: Pioneer Mgmt., LLC

In attendance, speaking about the Phase 3 Final of The Crossings @ Sweet Briar, were Jim Henke from Pioneer Mgmt. and David Schreder, Director of Land Development from Landmark Homes. Revised plans were received on 06/22/2020 and a letter from LCPD was received 07/06/2020. The plan is a continuation of Phase 2 and proposes the construction of 28 single-family residential lots (which is an extension of Ginger Ct.), one open space lot, stormwater management facilities, and other associated site improvements. Lots will be serviced with public water & public sewer. NPDES permit is in hand. Development maintenance and future maintenance of open spaces will be handled by HOA. A detention basin had been constructed. This project does reflect one addition waiver and that is regarding curbing and curb heights regarding inlets. NLT requires a curb height of an 8-inch reveal which meets PA Dot approval but this application and prior Phases reflect a 6-inch curb height. Stormwater has been worked out and LCPD signed off on it and Roadmaster Brensinger is also aware and in support of it. After this Phase there will be a future Phase 4 Final.

MOTION was made and seconded to recommend approval of the The Crossings @ Sweet Briar – Phase 3 Final. Motion unanimously carried.

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B.) Paul F. Horn Final Subd Plan – Lot 124

Location: 801 Marcon Dr.

Date Submitted: 03/06/2020

Engineer: Matthew & Hockley

In attendance, speaking about the Paul F. Horn Final Subd Plan - Lot 124 on Marcon Dr., was Bob Gearhart. Revised plans and deed descriptions were received 06/23/2020 and a letter from LCPD was received 07/08/2020. The lot will be served by public water and sewer. Stormwater management facility will be handled with a rain garden, located in the rear of lot, and an infiltration trench, located in the front of the lot from the driveway. LCPD letter states the property is located on the northside of Marcon Dr., adjacent to N. 8th Ave. The one lot residential subdivision will contain 0.51 acres. The lot will have access onto Marcon Dr. The plan is also proposing a lot addition (Lot Addition A) containing 0.2839 acres, which will be added from the lands of Paul F. Horn to the lands of Kevin L. & Cinnomin L. Keener. The residual lands after said subdivision will contain 14.4853 acres. The land owned by Kevin L. & Cinnomin L. Keener will result in 0.7657 acres after conveyance. Review of this plan submission revealed that the standard information and requirements have been satisfied.

Bill Smeltzer questioned if there is any update on the remaining Horn Property and effects on the sports fields owned by the Township.

MOTION was made and seconded to recommend approval of the plans and planning module for the Paul F. Horn Final Subd Plan. Motion unanimously carried.

C.) Zimmerman Family Properties LLC

Location: NS E Cumberland St

Date Submitted: 05/20/2020

Engineer: Matthew & Hockley

In attendance, speaking about the Zimmerman Family Properties LLC, was Bob Gearhart. Revised plans and a comment letter were received 06/23/2020 and a letter from LCPD was received 07/08/2020. The property is located on the northside of E. Cumberland St. just west of Green Acres Mobile Home Park. They are looking to consolidate two businesses at various locations into one location. The plan is proposing the construction of a 26,400 sq. ft. warehouse building (parts warehouse) with a 3,000 sq. ft. retail office space for Zimmey’s Diesel, and a conceptual 10,000 sq. ft. retail building, shown for accurate stormwater calculations. There will be a basin with an outlet pipe to drain water away. Property will be served by on-lot septic and well. NPDES permit is in hand.

MOTION was made and seconded to recommend approval of the plans and planning module for Zimmerman Family Properties, LLC. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

A.) Project Oak Stormwater

Location: 3160 Hanford Dr

Date Submitted: 10/17/2019

Engineer: Kimley-Horn

The Bennett project continues. The finished Bennett project will determine the Project Oak Stormwater. Project Oak is draining west toward Cleona now. Once Bennett is completed, Project Oak will run east with Bennett. Bennett agreed to help with SW problem in the area to alleviate a long-standing water retention problem. Belleview Alley will contain the SW piping that travels under Rte 422 and connects to the Quttie behind Dairy Queen West.

Bill Smeltzer expressed concern about the complicated process. Cheri stated that many meetings have been held between Project Oak, Bennett, Cleona, and NLT.

B.) Stoevers Circle Subd/Land Dev Pl
777 N. 8th Avenue

Date Submitted: 01/10/2020
Engineer: Chrisland Engineering

Darlene questioned traffic studies and asked if any information has been received. Cheri stated the last revisions for the plan were May 11, 2020. No traffic study information has been received. Lori Messersmith-Falk just received Ord. for street specifications and is working on revisions.

RECEIVING NEW PLANS

A.) 614 N. 4th Ave. – Stormwater plan

Date Submitted: 07/13/2020
Engineer: Chrisland Engineering

A check was received on 07/10/2020 and today we received the stormwater plan for a single family dwelling. Tri Valley will be doing the construction and the property is owned by Angela Burton. Dwelling will be 888 sq. ft.. SW is being addressed before construction can be started on this existing lot of record.

MOTION was made and seconded to receive 614 N. 4th Ave. – Stormwater plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.)ZHB CASE – former Spring Creek (N. 8th Ave. & Kimmerlings Rd.)

Landmark has made a proposal for this area. Before they make a formal submission, there are variance and special exceptions that they are seeking. This area being discussed will consist of 6 buildings with 24 garden apartments in each for a total of 144 units. Cheri reviewed Landmark’s Proposal to construct on this property. There are 10 variances/special exceptions being requested. The parking variance request was discussed. Darlene stated she feels as if they are trying to force too much development into the area. Bill Smeltzer stated he felt insulted that these requests were submitted. His decision would be to say, “No Way!” Township ordinances are not being met and no additional information on alternate proposals have been provided. Darlene agreed that there is too much being proposed. Bill Tice was also in agreement too much is being proposed for this area. The Zoning Hearing Board will meet on 07/28/2020 to discuss this case. Manager Grumbine stated she will share the PC members remarks with the Board of Supervisors. The Board of Supervisors will need to discuss and decide how they wish to respond to the request before the Zoning Hearing Board.

With no further business to discuss, the meeting was unanimously adjourned at 7:48 p.m.

Respectfully Submitted,

Heather M. Wenrich
Recording Secretary