

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
August 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
Charles Allwein..... Member
Cheri Grumbine..... Township Manager
Lori Books..... Assistant Township Manager

Absent: Kevin George..... Member

Also present were Anthony Caponigro, Project Manager and Adam Gibson, Traffic Engineer, representatives from Kimley-Horn, Greg Boler, VP of Development and potential owner of Project TV property, and his attorney, Ambrose Heinz, Josh Weaber from Chrisland Engineering, Bob Gearhart from Matthew & Hockley, and Heather Wenrich, NLT employee. Several members of the public were in attendance, as well as via the Zoom option.

The Pledge of Allegiance was recited.

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

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

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) 614 N. 4th Ave. – Stormwater Plan

Date Submitted: 07/13/20

Engineer: Matthew & Hockley

Josh Weaber from Chrisland Engineering was present. This plan shows a single-family dwelling, driveway, and associated stormwater facilities. The Board was presented a letter from Rick Bolt. Outstanding items being addressed include infiltration test chart which shows percolation rate and designation of a 2 % cross slope run-off from driveway to infiltration bed.

MOTION for recommendation of approval of 614 N. 4th Ave. Stormwater Plan, conditional upon approval from Bolt Engineering, was made and seconded. Motion unanimously carried.

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PLANS ON HOLD WITH LCPD

A.) Project Oak Stormwater (Revised)
Location: 3160 Hanford Dr

Date Submitted: 10/17/2019
Engineer: Kimley-Horn

The Bennett project continues. The finished Bennett project will determine when the revised Project Oak Stormwater Plan can be finalized. No new updates.

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

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

Josh Weaber from Chrisland Engineering was present. Josh updated the Board on the plans. The comments from the County Engineer, County Planning Department, Township, and Municipal Sewer Authority have been addressed and he expects the plans to be resubmitted within the next week or so. The biggest change is that 6 townhouses have been eliminated and some apartment units have been added.

RECEIVING NEW PLANS

A.) GQM New Ventures II, LLC
Final Land Subd Plan/Lot Addition
Location: Weavertown Road

Date Submitted: 07/14/2020
Engineer: Matthew & Hockley

Bob Gearhart from Matthew & Hockley was present. The property is located at 1415 Weavertown Road in North Lebanon Township. This area consists of 60 acres behind Godshall’s plant. This plan proposes a lot addition of 12 acres owned by GQM New Ventures II, LLC being added to the lands owned by Godshall’s Leb. Co. Enterprises, LLC. After conveyance, the residual lands will result in 47.3818 acres. The lands owned by Godshall’s Lebanon County Enterprises, LLC will result in 21.9310 acres. There are no improvements proposed as part of this plan. A clean letter from LCPD was received on 08/04/2020.

Vice Chairman Smeltzer questioned whether both areas are zoned alike. Bob Gearhart replied that they are.

MOTION was made and seconded to receive and recommend approval on the GQM New Ventures II, LLC Final Land Subd Plan and Lot Addition. Motion unanimously carried.

B.) Sherwin Williams
Stormwater
Location: 3050 Hanford Dr.

Date Submitted: 07/16/2020
Engineer: SESI

This plan proposes a Rail Loading Building and includes Stormwater Management Facilities.

MOTION was made and seconded to receive Sherwin Williams Stormwater Plan. Motion unanimously carried.

C.) Project TV (Heilmandale Project)
Subd/Land Development Plan
Location: 1625 Heilmandale Rd.

Date Submitted: 07/20/2020
Engineer: Kimley-Horn

Anthony Caponigro and his associates from Kimley-Horn were present to discuss Project TV (Heilmandale Project). Kimley-Horn met with North Lebanon Township on 08/19/19 regarding this property and performing their “due diligence” for potential development of the property. This is a 110-acre property

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(Hershey Bare Tract) along Routes 72 and Heilmandale Road. This plan shows a 411,840 SF distribution center with a building height of 40’ and will cover about 47% of the property area. Various truck and car parking is shown, as well as stormwater planning. The proposed area is zoned Industrial with surrounding Residential areas to the North and West of the property along Heilmandale Road and Elias Avenue, Agricultural zoning to the South as well as along Route 72, and some Commercial properties across Route 72. The area will be equipped with motion lighting for the parking areas. Plans are to install a new traffic signal at Route 72 & Heilmandale Road. Truck access will be off Route 72 and Heilmandale Road prior to the beginning of the homes located along Heilmandale Road. A proposed access drive is shown off Orange Lane, which is intended for employees only. Employees would also be able to use Heilmandale Road as access. The setback of the building is almost at 700’ from Orange Lane, 630’ from Elias Avenue, and 400+ ft. from the Residential district along Heilmandale Road. There will be a grass strip along Heilmandale Road. There will be a large berm along Heilmandale Road varying in height from 15 ft in some locations to 5 ft. in other locations to help screen the Residential district from the site. There is a natural tree line along Elias Avenue which acts as a buffer and they intend to plant some additional landscaping in this area. Stormwater management will be in the form of ponds/basins to the West and South of the property and an additional pond on the East side near the employee parking area. The stormwater area will total approximately 10 acres of surface area. The NDPES permit has been filed with the PA Department of Environmental Protection. The PennDot Highway Occupancy Permit (HOP) application has been submitted for the improvements along Route 72, Heilmandale Road., and Orange Lane. Kimley-Horn stated they will also need a permit from the state for the driveway access off Heilmandale Road since it is a state road. There is approximately a 4 ½ - 5 acre of wetlands at the Southern portion of the property. The wetlands will not be disturbed to maintain the integrity of the wetlands area. Kimley-Horn is working with NLTMA to eliminate the existing pump station that is located on Orange Lane and extend a gravity sewer main through their property.

James Santana – 2456 Elias Ave: The concerns Mr. Santana presented are regarding water from retention ponds and contaminants to well water from the proposed truck traffic. He stated he already receives water from this Hershey Bare Tract, in addition to stormwater from all the way out and across Route 72. A very large area flows to his property. Mr. Caponigro responded that there is an existing sewer easement on record with NLTMA and they are working with the NLTMA to eliminate the pump station and install a gravity line. There will be an infiltration pond which is tributary to the Swatara Creek through the opposite side of his residence. There is no new outfall of stormwater being proposed onto Mr. Santana’s property. Basins and inlets will have pre-treatments to help with well water quality. There will be an under-drain system to the basins, which will have a sand filter to filter out pollutants that get into the stormwater system. Mr. Santana is planning on presenting to the Board, at their September meeting, pictures of previous flooding on his property. Chairperson Martin said these issues will be looked into.

Greg Hitz & Lorie Hitz– 1666 Heilmandale Rd.: The concerns the Hitzs’ have presented are: their property is already susceptible to flooding. Where will the water go? What utilities are they using for this? What is the warehouse going to be used for? Who is moving into the warehouse and why is it so secret? Mr. Hitz is concerned about tractor trailers relying on GPS and coming in the back way on Heilmandale Road to access the entrance to the warehouse instead of using the Route 72 to Heilmandale Road entrance. They are also concerned about the increased traffic issues. The Hitzs’ would like the area to stay a quiet area. Mr. Caponigro stated the existing water main is approximately 2000’ to the South of this property. Mr. Boler stated the warehouse is a top 50, Fortune 500 company, which will provide 800 jobs over 4 shifts. Kimley-Horn stated they are not allowed to say who the proposed tenant of property is at this time because of the contract with their client. Mr. Boler confirmed the company is not anything hazardous nor is it Amazon or Prime, as suggested by some in the room, but is comparable. The company deals with consolidating packages.

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Dale Hiron – 1646 Heilmandale Rd.: Ms. Hiron suggested a traffic study be done during the hours of 6am to 8am and she thinks there should be 3 different lights. Ms. Hiron expressed concern for the safety of the residents in the area and is concerned about transient drivers. She stated her property will be facing the berm because she does not have much of a front yard. She is also concerned about what this project is going to do to the residents' wells. Mr. Boler stated Kimley-Horn is here this evening to hear the residents' concerns and to have them addressed. Ms. Hiron asked what Project TV stands for. Mr. Boler stated that it is just a generic name given to the plan and has no meaning otherwise.

Scott Wickenheiser – 1650 Heilmandale Rd.: Mr. Wickenheiser's residence is located in vicinity of the proposed guard shack. The concerns he has are about truck traffic noise and the location of the truck entrance. He asked why the entrance cannot be off Route 72. Mr. Boler stated that there is a safety issue having the trucks come directly off Route 72. He also stated the berm and trees will help to reduce the noise. Mr. Wickenheiser stated there is a petition that has been signed by the residents on Heilmandale Road and Elias Avenue against this project, and they will be submitting to North Lebanon Township.

Rhoda Lauver – via Zoom: Ms. Lauver's concerns consist of noise pollution, air pollution, residents that have children living in the area of this distribution center, light pollution, traffic issues, additional expenses for North Lebanon Township, if the project will warrant the need for extra policing in the area, a study on tax revenue lost, who the proposed owner of property is, and senior citizens living in area. She also questioned why someone who is interested in a distribution center would choose this location at Route 72 instead of the Lickdale area, which has access to Route 22. Why would they want to come to such a highly populated area? She also questioned why the developer did not offer to buy up the properties that are in the vicinity of this warehouse prior to the plans being presented. She states her property value has already decreased according to a relative who is a realtor. Mr. Caponigro stated that Kimley-Horn will look into obtaining a noise study to present to the Board as well as air pollution data. Mr. Boler stated he does have children and does live next to an Industrial area and as far as noise issues, unfortunately there is no way to eliminate all noise. Mr. Gibson stated a traffic study has been submitted to PennDot, the County, and North Lebanon Township for review. Once they receive feedback from those entities, Kimley-Horn will be better able to answer those questions. He also reiterated the reason for the location of the truck entrance and where the proposed traffic signal is to be placed on Route 72 is spacing requirements for traffic signals are required by the state and need to be taken into consideration. Traffic off Orange Lane would not warrant a traffic signal. Mr. Boler acknowledged there is a lot of traffic that will need to be controlled in this area. Mr. Boler stated that taxes alone for this property will be 10 times greater than what it is currently producing. Mr. Boler stated the developer for this property is Trans-Western. Atty. Heinz responded that developers across the commonwealth must abide by the rules that are set by the municipalities zoning ordinance so if the zoning for this property is Industrial, then that's why you have situations like this. This area is zoned Industrial, so this is a by-right project on this property. Atty. Heinz stated he feels like she has a slight conflict of interest if she has a property across the street and she is asking the developer to buy her out. Mr. Boler again stressed the whole point for Kimley-Horn attending this meeting is to introduce the plan they are proposing, to hear the public's concerns, and to address the issues they are concerned about. Knowing where the public stands and their concerns is something they can start working on, such as adding more buffers and addressing the stormwater issues. Atty Heinz said the goal is to come up with a plan that accommodates as many of the concerns of the residents as they can. Mrs. Lauver asked what the Planning Commission's position and the North Lebanon Township's position is regarding this plan. Chairperson Martin stated this is something they cannot answer at this time without further review of the plan.

Ben Deshong – 1644 Heilmandale Rd.: Mr. Deshong stated he recently moved into this home and is married with 3 children. His concern is what does this do to the value of his property? Mr. Boler stated this project would be improving the land structure and would be an economic driver for the area and that it would help

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the property value. Mr. Deshong stated it seems like a lot of money to spend on a warehouse that is not very large. Mr. Deshong feels warehouses should be kept on Interstate 78. He also feels this area should never have been zoned Industrial and that it should be Agricultural. The Township Manager mentioned that this property has been zoned Industrial since zoning was first incorporated.

Chairperson Martin questioned how many trucks per day would be going in and out of the proposed warehouse. Mr. Gibson with Kimley-Horn stated there would be 290 trucks per day. Chairperson Martin stated more information will be needed regarding how many trucks, times of days, and traffic studies. Mr. Gibson stated a revised traffic study was submitted to North Lebanon Township and the County on 07/14/2020. Chairperson Martin questioned if PennDot is doing traffic lanes and feels as if Route 72 is going to need to be widened. Mr. Caponigro stated there is a left turn lane in and off Heilmandale Road, a left turn lane at Heilmandale Road and Route 72, and a right and left turn lane at Orange Lane. He also stated they will be widening Route 72 and all work being proposed is within the right-of-way of Route 72. Chairperson Martin would like Kimley-Horn to consider another entrance for the trucks as the one proposed runs along residential properties on Heilmandale Road. She also stated that stormwater will need to be addressed, as well as light and sound buffers.

Vice Chairman Smeltzer questioned if this proposal asks for any kind of waivers or concessions as far as our ordinances are concerned. Mr. Capnigro stated he does not think so, but they have not received the staff review or County review. Vice Chairman Smeltzer reiterated that due to the land already being zoned Industrial, if the developer satisfies all of the township ordinances, the Township is obligated to approve the plan. It is unlikely the residents would be able to stop a project like this, providing they meet all the requirements. This plan not only affects the residents it also affects Mr. Bare, being he is the one selling this property.

Chairman Martin stated if Kimley-Horn meets all the regulations that our ordinances require, then there will be no reason to deny the project because the zoning is there for this property and North Lebanon Township cannot change that. She also stated that the trucks themselves have regulations to meet and what is required as far as air pollution is concerned.

Ms. Lauver questioned when the traffic study was done, if it was done during the beginning of the Covid-19 pandemic. Mr. Gibson stated the numbers collected for this traffic study were done in September and October of 2019, not during the start of the Covid-19 pandemic.

MOTION to receive Project TV (Heilmandale Project) Subd/Land Development Plan was made and seconded. Motion unanimously carried.

D.) N. Lebanon Storage LLC
Prelim/Final Land Development Plan
Location: 1840 ST. RT. 72

Date Submitted: 07/20/2020
Engineer: Chrisland

Josh Weaver from Chrisland Engineering was present. This property is located at the Stubborn Dutchman Antique Market. This plan shows using the existing access drive. The existing building will remain and be converted into storage units with additional storage units constructed to the North and East. Stormwater will be addressed as well as proposed fencing. This will be a 3 Phase plan.

MOTION to receive N. Lebanon Storage LLC Prelim/Final Land Development Plan was made and seconded. Motion unanimously carried.

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ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

There were no other items for discussion.

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

Respectfully Submitted,

Heather M. Wenrich
Recording Secretary