

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
September 14, 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 George..... Member
Cheri Grumbine..... Township Manager

Also present were Atty John Andrews from McNeese in Harrisburg, Joe Eisenhower from Landmark, Chad Smith from Steckbeck Engineering, and Heather Wenrich, NLT Employee. Several members of the public were also in attendance. The Zoom Link was not working.

The Pledge of Allegiance was recited.

MEETING MINUTES from August 10, 2020 are ready for action.

MOTION was made and seconded to approve the August 10, 2020 minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) Sherwin Williams **Date Submitted: 07/16/2020**
Stormwater **Engineer: SESI**

Location: 3050 Hanford Dr.

Chad Smith from Steckbeck Engineering was present. This plan proposes a Rail Loading Building and includes Stormwater Management Facilities. A proposed rain garden is featured just South of the building, which would collect all the rainwater from the building. North Lebanon Township received a clean letter from Lebanon County Planning Department on 09/14/2020.

MOTION was made and seconded to approve the Sherwin Williams SW plan.

PLANS ON HOLD WITH LCPD

A.) Project Oak Stormwater (Revised) **Date Submitted: 10/17/2019**
Location: 3160 Hanford Dr **Engineer: Kimley-Horn**

The Bennett project continues. Rick Bolt has been in contact with Kimley-Horn. Currently, there have been no new updates.

B.) Stoevers Circle Subd/Land Development Plan **Date Submitted: 01/10/2020**
777 N. 8th Avenue **Engineer: Chrisland Engineering**

A revised Preliminary/Final Subd & Land Development plan was received 08/21/2020. A Sewer Capacity Request and a Sewage Facilities Planning Module was received 09/01/2020. On 09/02/2020, (5) copies of Preliminary/Final Subd & Land Development plan Utility Plans were received.

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Stoevers Circle Subd/Land Development Plan (con't)

The purpose of this plan is to depict the construction of 48-single family townhouses and 5 garden apartments consisting of 40 total units for a total of 88 units, public streets, driveways, sanitary sewer utilities, and associated stormwater management facilities.

A Township resident questioned the difference between a rowhome and the rental apartments. He questioned as to whether they were all the same size buildings. Chairperson Martin asked the resident if he was questioning the difference between individual homes versus the whole unit of single-family townhouses/garden apartments. VC Smeltzer explained that there would be 8 units in one building and in this case the exterior of the property around all the units would be taken care of by the landlord like a HOA. With townhouses, a piece of land is bought, and the homeowner is responsible to maintain that piece of land.

Traffic posed a concern for some residents. One Township resident questioned whether there was a traffic study done. Currently, one has not been done yet. He also questioned if there were any changes made to this plan since the last discussion and the only change was taking away some townhouses and adding another garden apartment which houses 8 units.

Chairperson Martin said the Township will need to wait to see what the builder comes back with as far as a new design for this project. VC Smeltzer said this plan is still in the planning stages and will be going nowhere until the Township receives a traffic study.

C.) N. Lebanon Storage, LLC
Prelim/Final Land Development Plan
Location: 1840 SR 72

Date Submitted: 07/20/2020
Engineer: Chrisland Engineering

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. Currently, there have been no new updates.

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

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

This plan shows a large distribution center covering 411,840 sq. ft. Various truck/car parking is shown as well as Stormwater planning. Currently, there have been no new updates.

Dale Hirons – 1646 Heilmandale Rd

Ms Hirons questioned whether by checking the Township website if she will find any more information about this project. Mgr. Grumbine stated that yes, she should continue checking the website and can always call into the office with questions. She also stated that currently a traffic impact study is being done with regards to this project.

RECEIVING NEW PLANS

No new plans have been received by the Township.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) 650 Weavertown Rd. Subdivision Plan

This plan was approved by Board of Supervisors on 09/16/19. On 09/02/2020 North Lebanon Township received a letter from Rock Properties requesting withdrawal of the plan. The Township confirmed the plan was not recorded. No action is required by the Planning Commission.

B.) Briar Ridge Apartment Units – Kimmerlings Rd.

The following Township residents were in attendance for this specific discussion:

Ana Lasandra – 1669 N 8th Ave

Joseph & Wendy Stuckey – 800 Patmar Dr

Dan Deck – 805 Patmar Dr

Richard Carpenter – 800 Patmar Dr

Mike Myer – 1673 N 8th Ave

Terry Arnt – 525 Cherry St

Ed Swisher – 807 Patmar Dr

Rita Moore – 707 N 8th Ave

Andy Fields – 100 Garden Ave

Atty John Andrews from McNees in Harrisburg, Joe Eisenhower from Landmark, and Chad Smith from Steckbeck Engineering were in attendance to discuss the proposed multi-family apartment community consisting of 144 garden apartment units situated off N. 8th Avenue and Kimmerlings Rd. Atty Andrews stated the property consists of approximately 17 acres. Property is zoned R2 (high density residential) and is a by-right use to erect garden apartments in this space. Property is situated between Briar Lake and The Crossings of Sweet Briar (both 55+ communities). The proposed plan is like Landmark's Holly Tree Apartments located between Manheim Pike and Fruitville Pike. Currently the cost of a 2-bedroom rental apartment in the Manheim area is \$1250/month. The apartment buildings are stick built like a house, so the rooflines would have eaves and a pitch to them. There are no elevators in the buildings. The buildings do have sprinklers and all required fire walls to ensure safety of those living in these apartments. The parking lot and access drives would be serviced by Landmark.

This plan was originally going to go to the Zoning Hearing Board in August but Landmark decided to go back and rework the plan and present it to the PC members instead so the Zoning Hearing Board meeting for the project was postponed.

Two zoning exhibits were presented this evening. One, which is Landmark's preferred plan, shows (6) 3-story apartment units and a community building. Buildings would be 39 ft. tall. This plan would require zoning relief due to the variances being asked for but proposes more green space. The alternative plan shows (12) 2 ½-story units. Buildings would be 35 ft. tall. This alternative plan does not require zoning relief but presents a bigger SW challenge and a reduction of green space. Regarding SW, Atty Andrews stated that since there is less open space, they would have to look at underground SW facilities under the parking lots. This plan also meets all North Lebanon Township ordinances. No Land Development plan has been filed at this time, as the two plans are being shown for zoning purposes only.

VC Smeltzer would like more of an aesthetic value for the plan. He does not feel a 3-story apartment building fits the neighborhood. He would like Landmark to come back with something that does not require any zoning variances. He feels the look of the alternative plan consisting of (12) units would be more compatible with the area.

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Chairperson Martin agrees that (12) units are what would work best for this area due to zoning and asked that Landmark make the plan look a little prettier. She also feels parking is needed for at least 3 vehicles per apartment. She also questioned curbs and sidewalks for each unit. Atty Andrews said that there would be curbs and sidewalks. He also stated that North Lebanon Township ordinance requires 30 ft. separation between parking lot and buildings. Atty Andrews stated they have gotten data from the Institute of Transportation Engineers who have completed hundreds of parking studies and they have found that the parking demand for apartments like this proposed plan is under 2 parking spaces per unit. He stated this is objective data.

Member Tice stated he likes the idea of more parking to ensure plenty of parking available and cited in example of a community in Lititz that required 4 spaces per unit and a recent visit showed cars parked in grassy areas, as that was insufficient.

One Township resident questioned why Landmark would want to put a multi-family apartment community between two 55+ communities. Mr. Eisenhower stated that it has been found that a strong percentage of people residing in these types of apartments are 55+ residents looking to downsize their living space. This would be market rate housing, not subsidized living. None of Landmark's owned apartment complexes are subsidized housing.

Another Township resident questioned if there will be a traffic pattern study done due to the amount of accidents that already occur in this area. Atty Andrews stated a traffic impact study will be done as part of the Land Development Plan submission. He also stated that if traffic improvements are mandated by the traffic impact study, then they would work with the Township. This resident also questioned where guests will park if each apartment only has two spots. Mr. Eisenhower stated they do not find issues with parking spaces in any of their other similar apartment communities.

Township residents did voice their concerns that the demographics in Lebanon are quite different than those in Manheim and Lititz.

One Township resident raised concerns as to how this complex might overpopulate the already crowded school (Union Canal). Mr. Eisenhower stated again that they have found that most of these apartment complexes do not have many residents under the age of 18. Another Township resident stated that if schools need to build on to their existing buildings to accommodate more children, the taxes will go up even more. They also stated that the area is getting too overpopulated with all these new apartments coming into the Township in various areas.

VC Smeltzer stated that the Township can require builders to live up to the ordinances that are in place. Ordinances can not be changed. Every municipality must provide adequate use of land in their own Township. There must be a certain amount of Industrial, Commercial, C2, R1, R2 land, which is dictated by the state. Every Township must provide for all of those uses. He also stated that Landmark must come back with a plan that meets all North Lebanon Township's ordinances.

One Township resident questioned how SW is going to be managed. Where will the SW run? Mr. Smith responded that it would be collected in a SW facility and be discharged to points where it is discharged today. Atty Andrews stated SW facilities are not shown on plan due to this being a zoning exhibit only. Once a Land Development Plan is submitted, traffic and SW will be addressed.

A general comment from a Township resident was that many people moved to this area for a more suburban way of life. With these complexes being built all around, that is certainly not the case.

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One Township resident questioned property values and asked why houses are not being built in this area instead. Atty Andrews stated that this is what the market demand is for now due to the economy being what it is today. There needs to be diversified housing for all communities.

Chairperson Martin asked if sewer and water would be discussed later, once they know how many units they will have. Atty Andrews stated that that is correct.

VC Smeltzer discussed traffic studies. He stated that traffic studies are done by the state and the state is who decides how big of an area will be studied. Chairperson Martin stated that once a traffic study is presented to the PC that is when it gets discussed.

Township residents stated they would rather see single-family homes be built in this proposed area instead of apartments.

One Township resident wanted to know how the Township notifies residents of what is going on in the Township. Mgr. Grumbine and Member George both stated that the Township website can be viewed for keeping updated as well as calling into the Township office. Also, the signboard on Kimmerlings Rd. lists pertinent information. Mgr. Grumbine also stated that all information discussed this evening regarding the zoning exhibits presented by Landmark will again be presented at the BOS meeting on 09/21/2020. She stated that all residents within 300 ft. of proposed projects are notified by the builders via a neighbor notification letter. Mgr. Grumbine said the Township does it is best to keep Township residents notified.

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

Respectfully Submitted,

Theresa L George
Recording Secretary