

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 11, 2021**

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 Martin Member
William Smeltzer Member
William Tice Member
Cheri F. Grumbine Township Manager

Absent Charles Allwein, Sr Member
Kevin M George Member

Also, in attendance was one member of the public.

The Pledge of Allegiance was recited.

REORGANIZATION OF MEMBERS

Officers in 2020

Chairperson – Darlene Martin
Vice-Chair - Bill Smeltzer

MOTION was made and seconded to retain the Officers from 2020 as is for 2021. Motion unanimously carried.

MEETING MINUTES from December 14, 2020 are ready for action from the Commission.

MOTION was made and seconded to approve the December 14, 2020 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

There were no comments from Public this evening.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW/ STORMWATER PLANS FOR RECOMMENDATION TO BOARD

There no plans for recommendation this evening.

PLANS ON HOLD WITH LCPD

A.) Project Oak Stormwater

Location: 3160 Hanford Dr

Date Submitted: 10/17/2019

Engineer: Kimley-Horn

This property in the Rails Business Park continues to be under review with the County Engineer and LCPD for upgrading the stormwater to come to an agreement with Cleona Borough.

B.) Town's Edge Subdivision PlanLocation: 777 N 8th Avenue**Date Submitted: 1/10/2020**

Engineer: Chrisland Engineering

Mgr. Grumbine reported to the members there remains outstanding items on the comments from the Township. One issue regards intersections that had been requested in October the Traffic Study Impact Study/TIA. Repeated requests for information on intersections located at Weavertown Road and N 8th Avenue have not been received as of this time. A history of the requests has been provided for the Commission members information.

RECEIVING OF NEW PLANS**A.) AutoSuds West LLC Final Land Development Plan**Location: NW corner of State Route 422 & N 25th Street**Date Submitted: 1/06/2021**

Engineer: H.R.G. Inc

The Commission discussed this plan for a car wash facility to be constructed on the corner of State Route 422 and N 25th Street. Bill Swernick from HRG Engineering was in attendance. The location is the corner of State Route 422 and N 25th Street across from Ladd-Hanford Sales. The property is L-shaped and has existing water and sewer connections. The auto repair shop located to the rear of the property will be demolished and the area will be utilized for stormwater management.

The plan shows the construction of a car wash facility and closes off all frontage access from Route 422. Also plans for demolition of the existing building is shown. Three automatic car bays are planned with two self-serve bays. In the middle of the bays will be an equipment bay to house all the equipment. About 80% of all water used within the facility is recycled and filtered for reuse. The stormwater will be addressed with an underground facility and then will be directed to the existing inlet located on N 25th street. The inlet itself will require some attention which is included in the plans. Plans have been submitted to the Conservation District for the NPDES application. A meeting has also taken place with PADOT as an HOP will be required for this facility. All entrances to the property will be directed from the N 25th Street side. There will be no access from St Route 422.

Mr. Swernick reported there are no requirements for lighting, landscaping, or parking. The lighting planned for the facility is low intensity with wall packs being shown for use. The facility is a 24-hr operation. Most of the lighting is provided by the lighting placed inside the individual wash bays. He told the Commission he has worked with this Developer on several other carwash facilities and has found him to be a conscientious property owner. A dedication of right-of-way to the Township along N 25th Street is included with this plan. Mr. Swernick said he will provide a list of the other car wash facilities to the Township so that the members can visit the sites.

MOTION was made and seconded to receive the AutoSuds West LLC Final Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Update on Project TV – Mgr Grumbine**

Mgr. Grumbine stated the developers had attended the Supervisors December meeting as well as the January 4, 2021 meeting. At the January meeting a signed Developer's Improvement Agreement, a check for the Traffic Plan, a deposit for Inspection Fees and an Indemnification Agreement for the HOP was received. The Indemnification Agreement states the future traffic signal proposed for Heilmandale Road and State Route 72 will be the responsibility/ maintenance of the property owners for perpetuity. That keeps the responsibility off the Township taxpayers. As of now a clean letter from Lebanon County Planning Department is still needed as well as the NPDES Permit.

B.) Briar Ridge Commons – Petition for Zoning Hearing Board

The Commission members were provided with a copy of the REVISED ZHB application from Landmark regarding a proposal they have for the area located off N 8th Ave. A change of venue is being set up as it is expected there will be a large group who wish to attend. Communications with Weavertown Fire Company has been made. The Blue Max Bingo Hall would accommodate a larger crowd and still allow social distancing.

C.) 2020 Planning Commission Summary

The 2020 Year-end Summary was provided for the Commission members review. The report will be forwarded to the Supervisors next Monday for their information.

MOTION was made and seconded to approve the 2020 Summary as presented. Motion unanimously carried.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary