

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 8, 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	Chairperson
William Smeltzer	Vice-Chairman
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri F. Grumbine	Township Manager

Absent William Tice Member

Also, in attendance were John and Carol Jernigan, Marc Tyndale Jr, Mitchell Brady, Bill Swanick all representing the AutoSuds West plan. Josh Weaber of Chrisland Engineering representing the Towns Edge Subdivision Plan and other plans being received tonight, was also present.

The Pledge of Allegiance was recited.

MEETING MINUTES from January 11, 2021 were not available for action from the Commission. The minutes will be provided next month for review and action.

PUBLIC COMMENTS

There were no comments from Public this evening.

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

A.) There were 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 plan is still under review as Cleona Borough and the County Engineer have not indicated their approval of all the revisions to the stormwater facilities.

B.) Town's Edge Subdivision Plan

Location: 777 N 8th Avenue

Date Submitted: 1/10/2020

Engineer: Chrisland Engineering

Josh Weaber of Chrisland Engineering was present to discuss the Town's Edge Plan. He reported that County has completed their review, however due to the holiday today, he could not obtain the clean letter from LCPD. Mr. Weaber stated this plan has been under review for over a year now. The Traffic Impact Assessment that had been requested for Weavertown Rd and N 8th Avenue he anticipates receiving Tuesday or Wednesday of this week. With everything being submitted except the Traffic Impact Assessment, Mr. Weaber is requesting a conditional recommendation to the Supervisors.

Town's Edge Subdivision Plan (con't)

The required letter from LCPD can be provided tomorrow when they are back in the office. Mgr. Grumbine asked if the Development Agreement has been signed and escrow check being presented tonight? She also asked about waiting to receive a revised Homeowners Association Document following comments emailed from Township Solicitor Amy Leonard. Mr. Weaber did acknowledge that they had received the Development Improvement Agreement and comments to the HOA from Solicitor Leonard, but he has not received anything back from his client or his attorney.

MOTION was made and seconded to recommend approval contingent on the clean letter from LCPD and Traffic Impact Assessment document being submitted prior to the Supervisors meeting. Motion unanimously carried.

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

Engineer: H.R.G. Inc

Bill Swanick of HRG reviewed this plan for a carwash with the Commission. This is the property that was formerly owned by JoEllen Litz and had an auto repair business operating from a rear building. The plan includes the demolition of the auto repair shop. He reported they have not received any comments from Lebanon County Planning regarding stormwater. Mr. Swanick stated he had hoped to have all the stormwater comments completed in time for this meeting but still has not received the comments from County.

An HOP has been applied for from PaDot. They have met with PaDot to discuss the frontage of the property. All entrances to the property off Route 422 will be closed. All traffic will be entering the facility from N 25th Street. The carwash facility will consist of 3 automatic wash bays, 2 self-service bays and a middle room for equipment storage and tech room. The water is recycled for re-use. An NPDES permit has been submitted to the Conservation District for approval.

Mr. Swanick introduced Marc Tyndale as owner of the facility and John Jernigan as the Manager of the facility. He said he hopes to have all comments from the Twp, and the County cleaned up and ready for next month. Chair Martin agreed saying we need to have the clean letter from LCPD for a recommendation to the Supervisors.

Mgr. Grumbine questioned if a Planning Module has been submitted for Municipal Authority review. When Mr. Swanick indicated no, she told him to contact Lori Books about the required documentation. Mr. Swanick indicated he would contact Lori Books for the information.

Member Smeltzer asked if they could provide information about other car wash locations so the Commission could do a drive by just for their information. Manager Grumbine indicated she has this information and will forward to the PC members.

RECEIVING OF NEW PLANS**A.) Gary L /Patricia Marks Lot Addition Plan****Date Submitted: 1/14/2021**

Location: Grace Ave/ Quarry Rd

Engineer: SESI

This plan shows several lot additions to the properties surrounding the property owned by the Gary Marks that was previously used for his construction business. The Commission members discussed the proposed lot additions.

MOTION was made and seconded to receive the Gary and Linda Marks Lot Addition Plan. Motion unanimously carried.

B.) 1715 E Cumberland St Storage Facility-J Gingrich**Date Submitted: 2/08/2021**

Location: E Cumberland Street

Engineer: Chrisland Eng

Josh Weaber of Chrisland Engineering spoke to the Commission about this proposal for the property located beside A&M Pizza. Formerly it had been a service station which had a serious fire. Jed Gingrich had purchased the property and demolished the structure. The area had been fenced in but nothing else had been done with it. Now, however, Mr. Gingrich is ready to develop the lot. A proposal for interior storage units is being submitted. Mr. Weaber explained the design will be a U shape with the front corner containing an office area. A paved area is proposed around the units along with screen plantings on the A&M Pizza side of the property. Travel lanes between units are shown as well as parking spaces for the people who are renting the units. Mr. Weaber stated an HOP still must be applied for from PADOT.

Mgr. Grumbine questioned the existing PaDOT stormwater drain on Route 422. Mr. Weaber replied the proposal is to update the existing stormwater drain and will be included in the HOP application. She informed the PC members and Mr. Weaber that an Indemnification Agreement, as the HOP for stormwater will be required to be placed in the township's name.

MOTION was made and seconded to receive the 1715 E Cumberland St Storage Facility Land Dev Plan for Jed Gingrich. Motion unanimously carried.

C.) Scott/Linda Artz Prelim/Final Subd/Land Dev Pl**Date Submitted: 2/08/2021**

Location: 1214 Lockwood Dr

Engineer: Chrisland Engineer

Josh Weaber updated the PC members about a future development of a lot to be subdivided off the Scott and Linda Artz farm property. Mr. Weaber had previously reviewed a sketch plan with the members. A 2-acre lot is being proposed off Lochwood Dr at the temporary cul-de-sac area. The cul-de-sac area discussion will be shared with Gerald Musser as owner of the Homestead Acres Development. The cul-de-sac had been required by the Board of Supervisors for the extension of this street to Water Street at a future time should the Artz property get developed. This would require rezoning. The existing drainage will be handled by a new culvert which will be maintained by Artz, as well as the easement. When the design for the cul-de-sac was done, Scott Artz had granted to the Township a right-of-way through the bulb of the cul-de-sac. The Commission members discussed the location of the lot off the cul-de-sac area in relation to the existing farmhouse.

MOTION was made and seconded to receive the Scott/Linda Artz Prelim/ Final Subd/ Land Dev Plan for 1214 Lochwood Drive. Motion unanimously carried.

D.) Daniel Martin Stormwater Plan**Date Submitted: 2/28/2021**

Location: 891 Kathleen St

Engineer: Chrisland

Josh Weaber explained this is a lot of record. It is located at the Lebanon City line but is located within North Lebanon Township. In addition to stormwater planning a request for public sewer is being made. The manhole is located at 9th and Laurel Streets. A lateral must be run to Laurel Street to connect. Mgr. Grumbine told Mr. Weaber he will have to submit a plan to the Municipal Authority for a connection to public sewer. She suggested he contact Lori Books to get all the required documentation they will need to submit.

E.) Godshall's Land Development Plan

Josh Weaber reviewed with the PC members a sketch plan for Godshall's property on Weavertown Road. He explained that the plan is not ready for an official submission tonight but will be for the March meeting. However, he wanted to review some of the planning that Godshall's will be including in this upcoming land development plan.

Godshall's Land Development Plan (con't)

They would like to construct another building continuous with the storage building on the turn of Mt. Zion Road and Weavertown Road. They will need to submit a petition for a variance to the ZHB because of the location to the state roads. They also plan to relocate the existing solar panels and updating the original smokehouse buildings with new buildings in the center of their property. In discussion, Bill Smeltzer asked Mr. Weaber to consider the neighbors on Harmony Hill and keep a respective distance between them and the relocated solar panels.

No action was required at this time by the PC members, as the plans were not officially submitted at this time.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Briar Ridge Commons – Petition for Zoning Hearing Board**

Mgr. Grumbine reported to the Commission members on a meeting that had been held with Landmark, Twp staff and Bill Smeltzer representing the Planning Commission. A lot of discussion had taken place about the variances requested by Landmark to accomplish the design they proposed for Briar Ridge Commons.

Member Smeltzer stated at the meeting he attended the conversation did not really differ from previous discussions. Landmark has not revised their plans much at all. They are still asking for 3 stories to be permitted and reduction in parking spaces, . He remarked on his opinion that Landmark should be held accountable to all the Ordinance requirements, which is the direction the PC members gave them when reviewing the original petition filed in 2020.

Member Smeltzer suggested Landmark be denied all Special Exceptions and Variances that are being requested and come back with a plan that fits our Ordinances. Discussion was held by the Commission Members.

MOTION was made and seconded to authorize Bill Smeltzer and Darlene Martin to attend the Landmark Zoning Hearing regarding Briar Ridge Commons on behalf of the Planning Commission. Further that they confirm the position of the PC members that the petition should be denied for the Special Exception requested and variances denied. Motion unanimously carried.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary