

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
March 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
William Tice	Member
Kevin M George	Member
Cheri F. Grumbine	Township Manager

Also, in attendance was Ray Weaver to present a new sketch plan.

The Pledge of Allegiance was recited.

MEETING MINUTES from January 11th, 2021 and February 8th, 2021 are ready for action.

MOTION was made and seconded to approve the January 11th and February 8th, 2021 Planning Commission 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

A.) There were no plans for recommendation this evening.

PLANS ON HOLD WITH LCPD

A.) Project Oak Stormwater

Location: 3160 Hanford Dr

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. The township received notification that the NPDES permit was reapplied for.

Date Submitted: 10/17/2019

Engineer: Kimley-Horn

B.) AutoSuds West LLC Final Land Development Plan

Location: NW corner of State Route 422 & N 25th Street

This plan is still waiting on final comments from resubmission to be sign off from County Planning and Township.

Date Submitted: 1/06/2021

Engineer: H.R.G. Inc

C.) Gary L /Patricia Marks Lot Addition Plan

Location: Grace Ave/ Quarry Rd

This plan shows various lot additions from the property owned by the Marks. Several lot additions will go to surrounding property owners.

Date Submitted: 1/14/2021

Engineer: SESI

D.) 1715 E Cumberland St Storage Facility-J Gingrich

Location: E Cumberland Street

This plan was received last month, and comments provided to LCPD and engineer.

Date Submitted: 2/08/2021

Engineer: Chrisland Engineering

E.) Scott/Linda Artz Prelim/Final Subd/Land Dev Pl

Location: 1214 Lockwood Dr

This plan was received last month, and comments have been provided to LCPD and engineer.

Date Submitted: 2/08/2021

Engineer: Chrisland Engineer

F.) 891 Kathleen St Stormwater Plan**Date Submitted:**

Engineer: Chrisland

At the February meeting Josh Weaber was informed that he would need to submit a land development plan in addition to the stormwater plan because of the request to connect to the public sewer. The Municipal Authority did receive a land development plan that included a sewer connection for review and approval.

RECEIVING OF NEW PLANS

No New Plans were received.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Sketch Plan- Ray L. and Susan Z. Weaver 680 North 15th Ave**

Planning Commission members discussed with Mr. Ray Weaver about a sketch plan he presented to them. Mr. Weaver asked for the members' feedback on the plan showing a potential residential lot on the same parcel as his home and flooring business. There would be one access shared from N 15th Avenue. The property is in the Industrial Zoning District and in looking at the permitted uses it does not provide for new residential houses. The members' recommended that Mr. Weaver meet with the Lebanon County Planning Department to discuss whether variances could be sought from the Zoning Board to decide on several zoning issues.

B.) ZHB Written Decisions.

The Board agreed they would like to continue to receive the written Zoning Hearing Board decisions.

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

Respectfully Submitted,

Erika A. Sheibley
Recording Secretary