

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
April 12, 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
On Zoom:	Cheri F. Grumbine	Township Manager

Also, in attendance was Richard Miller, Ed Brensinger, and Arden Snook Sr. from the Board of Supervisors; Solicitor Amy B. Leonard with Henry & Beaver LLP; Lori Books, Assistant Township Manager; Bob Gearhart from Mathew and Hockley and Marty Hoover representing McLand Holdings; Josh Weaber and Jeffrey Weidemoyer from Chrisland Engineering representing Godshall's; as well as Joel Nyce, Mike Blecker, and Randy Long also representing Godshall's. There were also a few members of the public present.

The Pledge of Allegiance was recited.

MEETING MINUTES from March 8th, 2021 are ready for action.

MOTION was made and seconded to approve the March 8th, 2021 Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

Ben Deshong, who lives on Heilmandale Road, had some concerns pertaining to the warehouse being built at 1625 Heilmandale Road. He voiced his concerns about the height of the berm and the possibility of it not being built to what he felt was promised during discussions with the public during the approval process. He also voiced his concern about the blasting and the construction noise starting at 6:00 a.m.

The Planning Commission assured Mr. Deshong that they would look into his concerns regarding the construction at 1625 Heilmandale Road.

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 with Rick Bolt, County Engineer, and the developer.

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

Manager Grumbine reported she received a letter of withdrawal just this evening from the engineer. He stated that they will be submitting a new layout for this project in the next few months.

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 reflects various lot additions coming from the lands owned by Gary/Patricia Marks to several adjoining property owners.

Date Submitted: 1/14/2021

Engineer: SESI

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

Location: E Cumberland Street

No resubmission received following comment letter.

Date Submitted: 2/08/2021

Engineer: Chrisland Engineering

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

Location: 1214 Lockwood Dr

Received comment letter from Water Authority. A meeting was held March 31st with the property owners Scott and Kirk Artz; Josh Weaber with Chrisland Engineering; Julie Cheyney, Rick Bolt, and Zach Luciotti from Lebanon County Planning; Cheri Grumbine, Arden Snook, and Lori Books from North Lebanon Township; and Gerald Musser the builder for Homestead Acres Phase 4. Discussion was held regarding the temporary cul-de-sac located on the Artz property and how to address the new lot to connect to the cul-de-sac. Waiting on resubmission of the plan with discussed revisions.

Date Submitted: 2/08/2021

Engineer: Chrisland Engineering

F.) 891 Kathleen St Stormwater Plan

Location: 891 Kathleen St

North Lebanon Township Municipal Authority is working with Mr. Martin regarding public sewer connection.

Date Submitted:

Engineer: Chrisland Engineering

RECEIVING OF NEW PLANS**A.) Mapledale Estates FINAL Subd Land Dev Plan**

Location: East Maple Street

This plan shows 38-single family detached residential lots, previously approved as a Preliminary Plan. The engineer had difficulty obtaining the NPDES permit from DEP and is finally able to now submit the Final Plan to proceed with this project. There are no phases for this project.

Date Submitted: 3/24/2021

Engineer: Pioneer Mngmt LLC

MOTION was made and seconded to receive the Mapledale Estates FINAL Subd Land Development Plan. Motion unanimously carried.

B.) GQM New Ventures II, LLC- Prelim/Fin Subd Land Dev Plan

Location: 1415 Weavertown Rd

This plan shows the demolition of buildings, building additions, building of a pole barn, building of a sewage monitoring building, paving improvements and the relocation and addition of solar panels. This plan is to consolidate multiple buildings into one large building. There are several variances being sought that will be presented to the Planning Commission members under Items for Discussion later this evening.

Date Submitted: 3/29/2021

Engineer: Chrisland Engineering

MOTION was made and seconded to receive the GQM New Ventures II, Prelim/Final Subd Land Development Plan. Motion unanimously carried.

C.) NCCS Prelim/Final Land Dev Plan**Date Submitted: 4/01/2021**

Location: SE Corner of SR 72 and Long Ln

Engineer: SESI

This plan proposes a 2,500 Square foot building for additional classrooms and storage. This building would connect the new gym building to the existing school.

MOTION was made and seconded to receive the NCCS Prelim/Fin Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Bob Gearhart- ZHB Case 1-2021 McLand Holdings**

Mr. Gearhart presented the Planning Commission with three different Exhibits of the plan all requiring different variances. He is looking to receive recommendation from the Planning Commission on which Exhibit to present to the Zoning Hearing Board scheduled for April 20, 2021 at 7:30pm. The Variances bring requested are listed below:

- 1. Request Variance from section 1003.B.(1)(b) of the North Lebanon Township Zoning Ordinance to allow the front setback to be 100 feet from the North 15th Ave Right-of-Way line in lieu of the 150 feet required when said front yard is across the street from a residentially zoned district.**

Reason for the request:

The placement of building 100 feet from North 15th Avenue allows for an extended area for parking along the East side of the building and is more conducive to the internal traffic circulation.

The topography of the site is approximately 8 feet higher along North 15th Ave than the proposed parking lot grade and proposed building 1st floor elevation, which will help shield the facility from the residences across the street.

The topography shows that there is a ridge running East and West that bisects the lot, thereby directing the existing stormwater runoff to the North and to the South. With the required placement of the proposed driveway, that being directly across from the opposing driveway of the Fire Company, it allows adequate area to provide access to the parking lot on the East side of the building as well as additional area for a stormwater facility to capture runoff that currently and ultimately will flow in that direction.

- 2. Request Variance from section 1404.G.(b) of the North Lebanon Township Zoning Ordinance to allow the parking setback to be 50 feet from the Right-of-Way line of North 15th Ave in lieu of 100 feet required when the parking lot is across from a residential district.**

Reason for the request:

The parking lot will be located at the tow of the slope of a vegetated bank that is approximately 8 feet lower than North 15th Ave which will aid in shielding the parking lot from the residences across the street. There will also be perimeter plantings located between North 15th Avenue and the parking lot that will serve as an aesthetic buffer.

The building set back variance requested and the parking variance, if granted in concert would allow traffic circulation around both sides of the building and would provide the necessary space on the East side of the building to allow 5 rows of parking with interconnected access aisles.

3. Request Variance from section 1304.B.3.(a) of the North Lebanon Township Zoning Ordinance to allow the parking along the East side of the building to have a 0 setback from the building and the parking on the West side of the building to have a 4 foot setback from the building in lieu of the 20 foot landscaped separation required by the ordinance.

Reason for request:

To conform to the required separation on the East side, would cause the elimination of 12 parking stalls, which from a zoning perspective there still would be adequate parking, but from a needed parking perspective, the parking might not be adequate.

To conform to the required separation on the West Side the parking would be pushed farther West and closer to North 15th Avenue creating a larger non-conformity of the setback from the residential district than what is being requested in Zoning Variance request #2.

Also, the parking as configured would allow the required screen planting along the parking lot perimeter, to also serve as the screen planting for the West side of the building and be within the required maximum 50 feet distance from the building.

The three Exhibits are listed below with the variance(s) that will be needed in order to complete the plan and a brief description of the Planning Commission thoughts.

Exhibit A – this exhibit would require all three of the Variances listed above. Mr. Hoover (owner of the property) would prefer this exhibit because it would be most conducive to his business. This exhibit allows for 92 parking spots which exceeds the minimum requirements. However, the Planning Commission feels like this exhibit requires too many variances especially since there is another exhibit that only requires one variance.

Exhibit B – this exhibit depicts the building being pushed back to the required 150 foot setback which would eliminate parking spaces. By eliminating some of the parking this would also allow for the parking in front of the building to meet the 100 feet setback from the Right-of-Way. This exhibit would only require one variance, to have a 0 foot setback from the building for parking on the East side and a 4 foot setback on the West side of the building. The Planning Commission had some concerns about the semi-tractor trailer traffic in and out of Mr. Hoover's property. Mr. Hoover explained that most of the traffic would be street trucks such as Fed-Ex and UPS but he does plan on offering rental agreements to local semi drivers that need a place to park their trucks while they are home. They also had concerns about the neighbors across the street and how they would feel about the facility being built. Mr. Hoover stated that he took a copy of a plan around to the neighbors and he felt no one was opposed to the facility being built.

Exhibit C- this exhibit shows parking to the West of the building rather than to the East of the building. However, by moving the parking to the West side of the building it would require screen planting to be done.

After much discussion, the Planning Commission suggested they would like to see a re-design for this proposed facility. Township Manager Cheri Grumbine questioned if the Planning Commission would want to meet April 19th prior to the Zoning Hearing Board meeting if a new design was created?

All five members were in agreement that they would like to meet again before the Zoning Hearing Board meeting if there was a redesign.

Recommendation to Mr. Gearhart was to present Exhibit B as provided this evening or do a complete redesign to present to the Planning Commission before the Zoning Hearing Board meeting on April 20th 2021. All five members indicated their agreement with the recommendation.

B.) Josh Weaber -ZHB Case 2-2021 Godshall's of Lebanon

Mr. Weaber explained the reason they are requesting the following variances from the Zoning Hearing Board is to consolidate the existing facility where they will be removing four existing buildings to upgrade the facility to meet their current needs.

1. and 2. **Requested Variance from section 1003.B(1)(a)(b) to allow the proposed recycle pole barn addition to have a 30.56 foot front yard setback and a 71.63 foot side yard setback.**

Reason for request:

The variances listed above had previously been granted for the structures that are currently on the property. Godshall's is requesting to be allowed to keep those variances for the new structures that they intend on building. They need this building in order to operate while undergoing construction on other parts of the facility.

- 3 **Requested Variance from section 1003.B(1)(a)(b) to allow the proposed treatment building to have 29.98 foot front yard setback.**

Reason for request:

This is a sewer treatment plant and cannot be moved due to the existing sewer lines.

- 4 **Requested Variance from section 1003.B(1)(a)(b) to allow the proposed Office/Warehouse/Multi-Use Building to have at its closest an 80.4 foot front yard setback and at its farthest a 97.2 foot front yard setback.**

Reason for request:

To allow for a more conducive business operation by tearing down multiple buildings that are spread out on the property in order to create on larger building that would be more efficient.

5, 6, and 7 Requested Variance from section 1404.G(1) and (2) (b) to allow the proposed off street parking along Weavertown Road (front yard) to be closer to the Right-of-Way than the required 25 feet and at its closest point 4.5 feet to the property line abutting a residential district. Also, to allow the proposed off street parking side yard setback at its closet point to have 55.4 foot setback abutting a residential district.

Reason for request:

To move the current parking out of the Right-of-Way but still to allow enough parking for their business. They also plan on planting more buffer trees along the residential side of the property.

MOTION was made and seconded to recommend Godshall's variances requested be approved as presented. Motion unanimously carried.

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

Respectfully Submitted,

Erika A. Sheibley
Recording Secretary