

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
May 10, 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
Charles Allwein, Sr Member
William Tice Member
Cheri F. Grumbine Township Manager

Absent: William Smeltzer Vice-Chairman
Kevin M George Member

Also, in attendance was Brandon Pokrop to discuss apiaries and David Gibble representing Chrisland Engineering, and Erika Sheibley recording secretary.

The Pledge of Allegiance was recited.

MEETING MINUTES from April 12th, 2021 are ready for action.

MOTION was made and seconded to approve the April 12th, 2021 Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

A.) Brandon Pokrop- Narrows Dr- Apiaries in NLT

Mr. Pokrop has provided a sample Apiary Ordinance to the Township Manager Grumbine and Solicitor Leonard. He asked the Planning Commission to consider moving forward to adopt this ordinance to permit under residential districts. The sample is a joint consultation of the PA State Beekeepers Assoc., the Penn State Center for Pollinator Research, and the PA Apiary Advisory Board to develop and endorse this Model Ordinance for Beekeeping in PA Municipalities. Mr. Pokrop went through the sample Apiary Ordinance with the PC members and answered their questions.

MOTION was made and seconded to recommend the sample Apiary Ordinance to the Board. Motion unanimously carried.

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

A.) NCCS Prelim/Final Land Dev Plan

Date Submitted: 4/01/2021

Location: SE Corner of SR 72 and Long Ln

Engineer: SESI

This plan is for a 2,500 Square foot building for additional classrooms and storage to the New Covenant Christian School. This building would connect the new gym building to the existing school.

MOTION was made and seconded to recommend the approval of the NCCS Prelim/Final Land Development plan. Motion carried with 2 favorable votes and Darlene Martin abstaining from a vote.

B.) Daniel E Martin Stormwater

Location: 891 Kathleen St

This plan was not recommended to the Board because the plan is waiting on a clean letter from Lebanon County Planning and the engineer. There are numerous outstanding items on the latest letter received from the County Engineer, Rick Bolt late today.

Date Submitted: 2/08/2021

Engineer: Chrisland

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

Location: E Cumberland Street

This plan is for interior storage units in the C2A Zoning District. There will be a paved area 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. This plan is waiting for an HOP from PADOT. Manager Grumbine took the PC members through the C2A Ordinance regulations and discussed all items that were addressed and noted on the plan.

Date Submitted: 2/08/2021

Engineer: Chrisland Engineering

MOTION was made and seconded to recommend the approval of the 1715 East Cumberland Street Storage Facility plan. Motion carried with 2 favorable votes and Darlene Martin abstaining from a vote.

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

Location: 1214 Lockwood Dr

This plan is for a 2-acre subdivided lot off of the cul-de-sac located on Lochwood Dr. Mr. Gibble stated there is only 1 item regarding the stormwater report that needs revised.

Date Submitted: 2/08/2021

Engineer: Chrisland Engineering

MOTION was made and seconded to recommend the approval of the Scott/Linda Artz Prelim/Final Subd/Land Development Plan contingent on a clean letter from Lebanon County Planning. Motion unanimously carried.

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.) Gary L /Patricia Marks Lot Addition Plan

Location: Grace Ave/ Quarry Rd

This plan reflects various lot additions coming from the land owned by Gary/Patricia Marks to several adjoining property owners. Manager Grumbine had received an email late this evening from Chad Smith, Engineer with Steckbeck, which she read to the PC members, stating that he has now met with Swatara Township and know what they would like to see on the plan and will be resubmitting the plan to North Lebanon Township for our re-review.

Date Submitted: 1/14/2021

Engineer: SESI

E.) 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

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

Location: 1415 Weavertown Rd

Date Submitted: 3/29/2021
Engineer: Chrisland Engineering

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. At the April 12th meeting the Planning Commission had no objection to any of the Variances that were being requested for this plan to be presented at the ZHB meeting. The variances being requested were approved by the ZHB, as de minimis, during their April 27th meeting.

RECEIVING OF NEW PLANS

None

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

None

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

Respectfully Submitted,

Erika A. Sheibley
Recording Secretary