

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
June 14, 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:

Charles Allwein, Sr ..... Member  
William Tice ..... Member  
Kevin M George ..... Member  
Cheri F. Grumbine ..... Township Manager

Absent: Darlene Martin ..... Chairperson  
William Smeltzer ..... Vice-Chairman

Also, in attendance was Alex Kinzey representing SESI, Erika Sheibley recording secretary and a few members of the public.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from May 10<sup>th</sup>, 2021, are ready for action.

**MOTION** was made and seconded to approve the May 10<sup>th</sup>, 2021, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

Kyle Brown is interested in purchasing an investment property in the Township and asked the members if he would purchase this property with the intended use of an AirBNB what would the Land Use be considered? He was informed that more information needed to be gathered before answering his question. Mr. Brown asked the Planning Commission if he would be able to provide them with information pertaining to AirBNBs. He was informed that any information he would like to send to the Planning Commission could be dropped off at the Township Building.

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

None

**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.

**Date Submitted: 1/14/2021**

Engineer: SESI

**C.) Daniel E Martin Stormwater**

Location: 891 Kathleen St

This plan is waiting on documents needing approval from the North Lebanon Township Municipal Authority before it can be recommended to the Board of Supervisors.

**Date Submitted: 2/08/2021**

Engineer: Chrisland Engineering

**D.) 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

**E.) 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.

**Date Submitted: 3/29/2021**

Engineer: Chrisland Engineering

**RECEIVING OF NEW PLANS****A.) Always Bagels, Inc.**

Location: 3010 Hanford Dr

This plan is for a 7,500 square foot freezer building addition, gravel drive, and an above ground infiltration basin.

**Date Submitted: 6/02/2021**

Engineer: SESI

**MOTION** was made and seconded to receive the Always Bagel's Preliminary/ Final Land development plan. Motion unanimously carried.

**ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS****A.) Community Homes of Lebanon Valley Conditional Use Application (Alex Kinzey).**

This would be for a 23 unit "pocket neighborhood". This pocket neighborhood would be very similar to the Maple Street duplex constructed across from the Senior Center. Mr. Kinzey reviewed the various conditional use items with the PC members and they agreed to be prepared to make their recommendation to the Board at their July meeting.

**B.) AirBNB Ordinance**

An example AirBNB Ordinance was distributed to the Planning Commission for them to look over before the July meeting.

**C.) Car Wash Sketch Plan – 1333 East Lehman St**

This Sketch Plan is for a car wash located in front of Walmart and would be on the property previously occupied by Fulton Bank. Manager Grumbine reported he current building would be demolished for the car wash and traffic patterns should be scrutinized to make sure there are no issues that over-flow into the driving lane for Walmart customers. Manager Grumbine reported she will be meeting with staff at LCPD and issuing comments. There were no questions or thoughts offered at this time by the PC members.

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

Respectfully Submitted,

Erika A. Sheibley  
Recording Secretary