

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
July 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
Cheri F. Grumbine	Township Manager

Also, in attendance was Alex Kinzey representing SESI, Jeff Weidemoyer representing Chrisland Engineering, Mitchell Brady representing HRG, and Erika Sheibley recording secretary .
The Pledge of Allegiance was recited.

MEETING MINUTES from June 14th , 2021, are ready for action.

MOTION was made and seconded to approve the June 14th , 2021, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

None

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

A.) Gary L /Patricia Marks Lot Addition Plan

Date Submitted: 1/14/2021

Location: Grace Ave/ Quarry Rd

Engineer: SESI

This plan reflects various lot additions coming from the land owned by Gary/Patricia Marks to several adjoining property owners. This plan was waiting for approval and signatures of the Swatara Township Supervisors, which has now been completed.

MOTION was made and seconded to recommend the approval of the Gary L./Patricia Marks Lot Addition plan. Motion unanimously carried.

B.) Daniel E Martin Stormwater LDP

Date Submitted: 2/08/2021

Location: 891 Kathleen St

Engineer: Chrisland Engineering

This plan has been approved by the North Lebanon Township Municipal Authority at their July meeting and is also recommended for approval by the Lebanon County Planning Department and ready for action by the Planning Commission.

MOTION was made and seconded to recommend the approval of the Daniel E Martin Stormwater plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD**A.) Project Oak Stormwater**

Location: 3160 Hanford Dr

Date Submitted: 10/17/2019

Engineer: Kimley-Horn

Manager Grumbine reported that she spoke with Rick Bolt, County Engineer and Julie Cheyney, Executive Director of the Lebanon County Planning Department. The new stormwater design has been reviewed and verbally approved by Rick Bolt and she asked that they work towards getting revised plan sets re-submitted to process with the PC members and Board of Supervisors, so it can be recorded. It will most likely also require sign-off by Cleona Boro/Cleona Authority.

B.) Mapledale Estates FINAL Subd Land Dev Plan

Location: East Maple Street

Date Submitted: 3/24/2021

Engineer: Pioneer Mngmt LLC

This plan shows 38-single family detached residential lots, previously approved as a Preliminary Plan. The County and Township staff continue to work through their comments with the engineer for the developer. The NLTMA is also continuing with their review of the sewer extension.

C.) 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. No new information has been provided as a result of the Scoping Meeting with PaDOT.

RECEIVING OF NEW PLANS**A.) Phase 4 Crossings at Sweet Briar Final**

Location: West of Briar Rose Ave

Date Submitted: 7/06/2021

Engineer: Pioneer Mngmt LLC

This is the final phase of the Crossings at Sweet Briar Development. This final phase is for 61 lots consisting of 58 lots with single family dwellings and 3 open space lots.

MOTION was made and seconded to receive the Phase 4 Crossing at Sweet Briar Final Subdivision plan. Motion unanimously carried.

B.) AutoSuds West, LLCLocation: 25 N 25th St**Date Submitted: 7/07/2021**

Engineer: HRG

The original plan was submitted on January 6th, 2021 and was withdrawn on April 12th, 2021. This plan is for a single bay “tunnel” automatic drive-through car wash along with 10 self-service bays for vacuum.

MOTION was made and seconded to receive the AutoSuds West Final Land development plan. Motion unanimously carried.

Mr. Brady asked the Planning Commission if they would give this plan conditional approval. The PC informed Mr. Brady that they do not approve a plan for recommendation to the board at the same day that they receive it.

C.) Community Homes of Lebanon Valley

This plan is for a 23-unit “pocket neighborhood” on 2.6 acres. 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 at the June PC Meeting and is now asking the PC to make a recommendation on the Conditional Use application for this project.

MOTION was made and seconded to recommend approval of the Community Homes of Lebanon Valley (Pocket Neighborhood) Conditional Use Application. Motion carried with 4 favorable votes and William Smeltzer abstaining from a vote due to a conflict with the project.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) AirBNB Ordinance

An example AirBNB Ordinance was distributed to the Planning Commission at the June meeting. The Planning Commission discussed what exactly an AirBNB was and explained that it is a type of short-term rental. The Planning Commission will continue to review the sample Ordinance and agreed it was something they were willing to move forward with for regulating.

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

Respectfully Submitted,

Erika A. Sheibley
Recording Secretary