

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
September 13, 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:

William Smeltzer Vice-Chairman
Charles Allwein, Sr Member
William Tice Member
Cheri F. Grumbine Township Manager

Absent: Darlene Martin Chairperson
Kevin M George Member

Also, in attendance was Josh Weaber representing Chrisland Engineering, Bill Swanick and Mitchell Brady representing HRG, Josh and Carol Jernigan with AutoSuds West, LLC, and Erika Sheibley recording secretary .

The Pledge of Allegiance was recited.

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

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

PUBLIC COMMENTS

None

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

A.) A.) Project Oak Stormwater

Location: 3160 Hanford Dr

Date Submitted: 10/17/2019

Engineer: Kimley-Horn

This plan is waiting for approval from the Cleona Municipal Authority as stormwater from this property was originally running into their Boro and they required the redirection of the stormwater after the original plan was approved. No motion was made at the meeting.

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

Location: 1415 Weavertown Rd

Date Submitted: 3/29/2021

Engineer: Chrisland

Josh Weaver reviewed the changes on this plan following Planning Commission review last month. One notable change was the redirection of stormwater on the west end that was originally designed to connect into an existing structure that went between two properties off Harmony Hill then continued into that existing stormwater system that was part of the E. Jonathan Leffler developments (Phase 2 and 3) in this area. No agreement for permission between property owners were found. Thus, they decided to not connect at this point but connect into an existing inlet off Weavertown Road.

Josh Weaver confirmed they are waiting on PaDOT permits and will relocate the access drive off Mt. Zion Road further north on their property. A clean letter was provided by Lebanon County Planning Department dated 9/13/2021 recommending approval of this plan.

MOTION was made and seconded to recommend the GQM New Ventures II, LLC – Prelim/Fin Subd Land Dev plan to the Board of Supervisors. Motion unanimously carried.

C.) AutoSuds West, LLC

Location: 25 N 25th St

Bill Swanick explained that they would like to obtain conditional approval tonight for his client to get started on construction. Mitch Brady from HRG was working with Rick Bolt on the plan and resubmitted last week. This plan is waiting on a clean letter of recommendation from the Township Engineer. No motion was made.

Date Submitted: 7/07/2021

Engineer: HRG

PLANS ON HOLD WITH LCPD

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 County and Township staff continue to work through their comments with the engineer for the developer. The NLTMA has approved this plan at their September meeting.

Date Submitted: 3/24/2021

Engineer: Pioneer Mngmt LLC

B.) Phase 4 Crossings at Sweet Briar Final

Location: West of Briar Rose Ave

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.

Date Submitted: 7/06/2021

Engineer: Pioneer Mngmt LLC

RECEIVING OF NEW PLANS

A.) Kreider Poultry Barn Expansion

Location: 2717 Tunnel Hill Rd

This plan is for a 3rd poultry barn to be added to the property along with a driveway addition and stormwater.

Date Submitted: 8/06/2021

Engineer: Chrisland

MOTION was made and seconded to receive the Kreider Poultry Barn Expansion plan. Motion unanimously carried.

B.) 917 N 8th Ave Stormwater Plan

Location: 25 N 25th St

MOTION was made and seconded to receive the 917 N 8th Ave Stormwater plan. Motion unanimously carried.

Date Submitted: 9/10/2021

Engineer: Chrisland

C.) 3631 Hill Church Rd Stormwater Plan

Location: 3631 Hill Church Rd

MOTION was made and seconded to not receive the 3631 Hill Church Rd Stormwater plan due to a lack of information provided. Motion unanimously carried.

Date Submitted: 9/10/2021

Engineer: Dautrich

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Sunshine Act Amendment/ Plan Deadline

Governor Wolf has signed Senate Bill 554, now Act 65 of 2021, which amends the Sunshine Act to impose new requirements regarding publication and posting of public meeting agendas, and new restrictions on when public bodies may vote at meetings on matters not listed in the published agenda. The amendments require certain steps for public agencies to add things to their agenda that were not previously on the agenda. The changes took effect August 29, 2021.

Due to the new requirements the Township will not accept plans after 12:00 P.M. the Friday before the Planning Commission Meeting.

B.) Briar Ridge ZHB Case- Briar Lake Petitions

Bill Smeltzer attended the hearing on September 8, as a representative of the NLT Planning Commission. He reviewed with the members what variances (1 special exception) were approved and what was denied. The written decision will be forthcoming when prepared by the ZHB Solicitor.

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary