

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
October 11, 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
Cheri F. Grumbine	Township Manager

Absent: Kevin M George Member

Also, in attendance was David Gible representing Chrisland Engineering, Bill Swanick representing HRG, and Josh Jernigan with AutoSuds West, LLC.

The Pledge of Allegiance was recited.

MEETING MINUTES from September 13th, 2021, are ready for action.

MOTION was made and seconded to approve the September 13th, 2021, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

None

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

A.) Project Oak Stormwater

Date Submitted: 10/17/2019

Location: 3160 Hanford Dr

Engineer: Kimley-Horn

This plan has been approved by the Cleona Municipal Authority and is now waiting approval from the Cleona Boro Board 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.) AutoSuds West, LLC

Date Submitted: 7/07/2021

Location: 25 N 25th St

Engineer: HRG

This plan is for a single bay “tunnel” automatic drive-through car wash along with 10 self-service bays for vacuum. A clean letter from the LCPD was received regarding this plan. Mr. Swarnick reviewed the changes on this plan since last month. Discussion was held regarding the stormwater discharge pipe on the southside of SR422. Numerous discussion took place and Mr. Swanick explained that the clean letter from LCPD reflects their approval on this issue.

MOTION was made and seconded to recommend the approval of the AutoSuds West LLC. Land Development Plan. Motion unanimously carried.

C.) 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 additional and stormwater.

Date Submitted: 8/06/2021

Engineer: Chrisland

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

D.) 917 N 8th Ave Stormwater Plan

Location: 25 N 25th St

A clean letter was not received by the LCPD, therefore no motion was made at the meeting.

Date Submitted: 9/10/2021

Engineer: Chrisland

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 NLTA has approved this plan at their September meeting.

Date Submitted: 3/24/2021

Engineer: Pioneer Mngmt LLC

B.) Always Bagels, Inc.

Location: 3010 Hanford Dr

This plan is for a freezer expansion and a driveway addition. No additional updates were provided.

Date Submitted: 6/02/2021

Engineer: SESI

C.) Phase 4 Crossings at Sweet Briar Final Subd Land Dev

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.) 3631 Hill Church Rd Stormwater Plan

Location: 3631 Hill Church Rd

This is a current lot of record with the development of a single-family dwelling and stormwater now being proposed.

Date Submitted: 9/10/2021

Engineer: Dautrich

MOTION was made and seconded to receive the 3631 Hill Church Rd Stormwater plan. Motion unanimously carried.

A.) Lands of David M. Miller Stormwater Plan

Location: 122 W. Brookfield Dr

This lot currently contains a single-family home and is serviced by public sewer and water. An addition to the dwelling and driveway are being shown.

Date Submitted: 10/06/2021

Engineer: DH Enterprises

MOTION was made and seconded to receive the Land Development Plan for the property at 122 W Brookfield Drive. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

None

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary