

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
November 8, 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 Grumbine .....	Township Manager

Absent: Kevin George ..... Member

Also, in attendance was Josh Weaber representing Chrisland Engineering, Lindsey Breylinger with Bohler Engineering, Mike Brown with Motus Equities representing Caliber Capital, LLC, Atty. Charles Suhr, Stevens & Lee .

The Pledge of Allegiance was recited.

**MEETING MINUTES** from October 11<sup>th</sup> , 2021, are ready for action.

**MOTION** was made and seconded to approve the October 11<sup>th</sup> , 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**

Location: 3160 Hanford Dr

**Date Submitted: 10/17/2019**

Engineer: Kimley-Horn

Stormwater from this property was originally running into Cleona Boro and they required the redirection of the stormwater after the original plan was approved.

**MOTION** was made and seconded to recommend the approval of Project Oak Off-Site Stormwater Extension plan. Motion unanimously carried.

**B.) Always Bagels, Inc. Pre/Fin Land Dev Pl**

Location: 3010 Hanford Dr

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

Engineer: SESI

This plan is for a freezer expansion and a driveway addition. No additional updates were provided. No motion was made because a final set of plans was not submitted.

**C.) 917 N 8<sup>th</sup> Ave Stormwater Plan**

Location: 25 N 25<sup>th</sup> St

**Date Submitted: 9/10/2021**

Engineer: Chrisland

This plan is for an existing lot of record on N. 8<sup>th</sup> Avenue now being developed. The plan is to show stormwater and other appurtenances for this lot. A BMP O&M Agreement has been signed by the developer.

**MOTION** was made and seconded to recommend the approval of the 917 N 8<sup>th</sup> Ave Stormwater LDP. Motion unanimously carried.

### **PLANS ON HOLD WITH LCPD**

#### **A.) 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 has approved this plan at their September meeting.

#### **B.) Phase 4 Crossings at Sweet Briar Final Subd Land Dev**

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.

#### **C.) 3631 Hill Church Rd Stormwater Plan**

Location: 3631 Hill Church Rd

**Date Submitted: 9/10/2021**

Engineer: Dautrich

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

#### **D.) Lands of David M. Miller Stormwater Plan**

Location: 122 W. Brookfield Dr

**Date Submitted: 10/06/2021**

Engineer: DH Enterprises

This lot currently contains a single-family home and is serviced by public sewer and water. An addition to the dwelling and driveway are shown on the plan. This plan is currently on hold until plans are submitted to County Planning.

### **RECEIVING OF NEW PLANS**

#### **A.) Timothy W. and Brenda A. Jones Pre/Fin Lot Add**

Location: 2101 Water St

**Date Submitted: 10/22/2021**

Engineer: Matthew and Hockley

This is for a lot addition with the future intention of building a home on the new lot with a driveway access onto 21<sup>st</sup> St.

**MOTION** was made and seconded to receive the Timothy W. and Brenda A. Jones Lot Addition plan. Motion unanimously carried.

#### **A.) Caliber Capital, LLC Pre/Fin Land Dev**

Location: 1333 E. Lehman St

**Date Submitted: 10/28/2021**

Engineer: Bohler

This plan is for a single tunnel system car wash with 19 vacuum/ self-serve bays. A ZHB hearing will be held on November 16<sup>th</sup>, as they are requesting a variance on parking setback. Atty. Charles Suhr, Stevens & Lee discussed the plan with the Board, along with Lindsey Breylinger engineer with Bohler Engineering.

**MOTION** was made and seconded to receive the Caliber Capital, LLC Pre/Fin Land Dev Plan. 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