

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
February 14, 2022**

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
William Tice	Member
Kevin George	Member
Cheri Grumbine	Township Manager

Absent: Charles Allwein, Sr Member

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

The Pledge of Allegiance was recited.

MEETING MINUTES from January 10, 2022, are ready for action.

MOTION was made and seconded to approve the January 10, 2022, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

A.) Michael and Vince Reigle – Bennett Toyota Stormwater

Michael and Vince voiced their concerns about stormwater runoff from the Bennett Toyota lot. The PC Members advised them to discuss this issue with the Lebanon County Planning Department.

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

A.) Mapledale Estates FINAL Subd Land Dev Plan

Date Submitted: 3/24/2021

Location: East Maple Street

Engineer: Pioneer Mgmt. LLC

This plan shows 38-single family detached residential lots, previously approved as a Preliminary Plan. This item was tabled as the Township is waiting for HOA documents and revised plans.

B.) Lands of David M. Miller Stormwater Plan

Date Submitted: 10/06/2021

Location: 122 W. Brookfield Dr

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 is shown on the plan.

MOTION was made and seconded to recommend the approval of the Lands of David M. Miller Stormwater Plan. Motion unanimously carried

C.) 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 recommend the approval of the 3631 Hill Church Road Stormwater Plan. Motion unanimously carried

PLANS ON HOLD WITH LCPD**A.) Always Bagels, Inc. Pre/Fin Land Dev Pl**

Location: 3010 Hanford Dr

This plan is for a freezer expansion and a driveway addition. No additional updates were provided. This plan is on hold per request of the project engineer.

Date Submitted: 6/02/2021

Engineer: SESI

B.) 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 Mgmt. LLC

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

Location: 2101 Water St

This is for the creation of a new lot with the future intention of building a home on the new lot with a driveway access onto 21st St.

Date Submitted: 10/22/2021

Engineer: Matthew and Hockley

D.) Caliber Capital, LLC Pre/Fin Land Dev

Location: 1333 E. Lehman St

This plan is for a single tunnel system car wash with 19 vacuum/ self-serve bays.

Date Submitted: 10/28/2021

Engineer: Bohler

E.) 2203 West Cumberland St Pre/Fin Land Dev Pl

Location: 2203 W Cumberland St

This plan is for a 3-tenant commercial building with a drive-through window.

Date Submitted: 11/8/2021

Engineer: Snyder Land Dev.

F.) East Canal St Pocket Neighborhood Final Land Dev Pl

Location: SS East Canal St

This plan is also known as Community Homes of Lebanon County. This plan is for a 23-unit development consisting of 1- and 2-bedroom units. They will be serviced by public water and sewer.

Date Submitted: 11/8/2021

Engineer: SESI

Mr. Kinzey updated the PC members on the progress of this plan and the report received today from Rick Bolt. Mr. Kinzey presented a list of remaining items and asked consideration for a contingent approval. LCPD was closed today for the holiday, so he was unable to obtain a clean letter from them today but expects to receive tomorrow.

MOTION was made and seconded to recommend the approval of the East Canal St Pocket Neighborhood Final Land Development Plan Contingent on Approvals from Rick Bolt, LCPD, and Township comments; NPDES Permits; E & S Permits; Signed Park & Rec Agreement and fees; signed BMP O&M Agreement . Motion carried with 3 favorable votes and William Smeltzer abstaining from a vote.

RECEIVING OF NEW PLANS**A.) North Lebanon Storage, LLC Phase 2 Fin Land Dev Pl**

Location: 1849 State Route 72 North

This plan is for storage units, paving, and stormwater facilities.

Date Submitted 2/10/2022

Engineer: Chrisland

MOTION was made and seconded to receive the North Lebanon Storage, LLC Phase 2 Final Land development plan. Motion carried with 3 favorable votes and Darlene Martin abstaining from a vote.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Landmark Builders Appeal – Briar Ridge**

February 4th oral arguments were held before Judge Kline on the Landmark Appeal to the two items of the ZHB decision. It lasted about 30 minutes. The Township anticipates a decision within 30 days.

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary