

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
March 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
Charles Allwein, Sr	Member
William Tice	Member
Kevin George	Member
Cheri Grumbine	Township Manager

Also, in attendance was Supv. Gary Heisey, Lindsey Breylinger and Mike Brown representing Caliber Carwash, Josh Weaber with Chrisland Engineering, and a few members of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from February 14, 2022, are ready for action.

MOTION was made and seconded to approve the February 14, 2022, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

A.)

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.) Caliber Capital, LLC Pre/Fin Land Dev

Date Submitted: 10/28/2021

Location: 1333 E. Lehman St

Engineer: Bohler

Ms. Breylinger reviewed the final plan with the Planning Commission members. This plan is for a single tunnel system car wash with 19 vacuum/ self-serve bays. The NLTMA conditional approved the Plan Thursday night. The Traffic Analysis Report is complete, and we anticipate comments from John Schick with Rettew on Tuesday, so any items we anticipate to be addressed by the Board meeting on 3/21/22. This carwash has a membership available. If you're a member, when you pull up to the carwash pay station your license plate will be read and a charge will be added to your account. Construction is planned to start in May.

MOTION was made and seconded to recommend the approval to waiver to 21-616.1 Access management, to permit less than 200 feet separation between the entrance to the proposed car wash and the intersection of the private access drive to the shopping center to Caliber Car Wash, LLC. Motion unanimously carried.

MOTION was made and seconded to recommend the approval the waiver to 27-1408 Loading and Unloading Zones to Caliber Car Wash, LLC. Motion unanimously carried.

MOTION was made and seconded to recommend the approval of the Caliber Capital, LLC Pre/Fin Land Development Plan contingent on receiving NLTMA approval and traffic analysis recommendation from John Schick. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

A.) 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.

This plan is on hold per request of the project engineer.

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

Location: West of Briar Rose Ave

Date Submitted: 7/06/2021

Engineer: Pioneer Mgmt. LLC

This plan is for Phase 4, the final phase of the Crossings at Sweet Briar Development and revisions to Phase 3. This final phase 4 is for 61 lots consisting of 58 lots with single family dwellings and 3 open space lots.

C.) 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 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.

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

Location: 2203 W Cumberland St

Date Submitted: 11/8/2021

Engineer: Snyder Land Dev.

This plan is for a 3-tenant commercial building with a drive-through window. Manager Grumbine reported that the Lebanon Valley Rails-to-Trails organization is interested in working with this new property owner, for the installation of a sidewalk on their eastern property line at the N 22nd Street private access to the Lebanon Valley Mall.

E.) North Lebanon Storage, LLC Phase 2 Fin Land Dev Pl

Location: 1849 State Route 72 North

Date Submitted: 2/10/2022

Engineer: Chrisland

This plan is for storage units, paving, and stormwater facilities. Josh Weaber was present to discuss the reason for this Phase 2 Final. The original LDP included all 3 phases but because they did not want to bond the full build-out they phased the development.

RECEIVING OF NEW PLANS

A.) Town's Edge Revised Final Subd/Land Dev Pl

Location: N 8th Ave – Town's Edge Dev Lots 24 & 25

Date Submitted: 3/11/2022

Engineer: Chrisland

This plan is for 7 different garage structures with a total of 40 garage spots. Two structures with four garage spots, four structures with six garage spots and two structure with eight garage spots. These structures are fully enclosed.

MOTION was made and seconded to receive the Town's Edge Revised Final Subd/Land Dev Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) None

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary