

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
April 11, 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 Josh Wagner representing Matthew and Hockley.

The Pledge of Allegiance was recited.

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

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

PUBLIC COMMENTS

A.) None

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

A.) Timothy W. and Brenda A. Jones Pre/Fin Lot Add	Date Submitted: 10/22/2021
Location: 2101 Water St	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.

MOTION was made and seconded to recommend the approval of the Timothy W. and Brenda A. Jones preliminary/final lot addition. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

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. Township is waiting for HOA documents and signed plans.

B.) Always Bagels, Inc. Pre/Fin Land Dev PI	Date Submitted: 6/02/2021
Location: 3010 Hanford Dr	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.

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

Date Submitted: 7/06/2021

Location: West of Briar Rose Ave

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 three open space lots.

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

Date Submitted: 11/8/2021

Location: 2203 W Cumberland St

Engineer: Snyder Land Dev.

This plan is for a 3-tenant commercial building with a drive-through window, one of which is to be Starbucks. Manager Grumbine reported that the property owner was filing a quitclaim deed to gain rights to access Spring Alley for the retail building. There is no access onto SR422 from this property. The two-way "alley" is wider than the depicted easement for Spring Alley located in the Lebanon Valley Mall's "parking lot".

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

Date Submitted: 2/10/2022

Location: 1849 State Route 72 North

Engineer: Chrisland

This plan is for storage units, paving, and stormwater facilities. The original LDP included all three phases but because they did not want to bond the full build-out they phased the development.

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

Date Submitted: 3/11/2022

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

Engineer: Chrisland

This plan is for seven different garage structures to provide forty garage spots in lieu of 40 open parking spaces. Two structures with four garage spots, four structures with six garage spots and two structure with eight garage spots. These structures are fully enclosed. Review continues, as well as an updated HOA to address the proposed garages.

RECEIVING OF NEW PLANS

A.) None

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