

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
May 9, 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
Cheri Grumbine .....	Township Manager

Absent: Kevin George ..... Member

Also, in attendance was Josh Wagner representing Chrisland Engineer and one resident.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from April 11, 2022, are ready for action.

**MOTION** was made and seconded to approve the April 11, 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.) Town’s Edge Revised Final Sub/Land Dev Pl** **Date Submitted: 3/11/2022**

Location: N 8<sup>th</sup> 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.

**MOTION** was made and seconded to recommend the approval of the Town’s Edge Revised Final Subdivision Land Development Plan. Motion unanimously carried.

**B.) Always Bagels, Inc. Pre/Fin Land Dev Pl** **Date Submitted: 6/02/2021**

Location: 3010 Hanford Dr Engineer: SESI

This plan is for a freezer expansion and a driveway addition. A letter of withdrawal was received on 4/12/2022.

**MOTION** was made and seconded to accept the withdrawal letter for Always Bagels, Inc. 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 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.) Final Phase 4 and revised Final-The Crossings at Sweet Briar Final Subd/LDP Date Submitted: 7/06/2021**

Location: West of Briar Rose Ave

Engineer: Pioneer Mgmt. LLC

This plan is a Final Phase 4 and final revised phase 3 plan for The Crossings at Sweet Briar Development. This final phase 4 is for 61 lots consisting of 58 lots with single family dwellings and three open space lots. The plan continues to progress through the review and anticipated to be ready for review at the June meeting.

**C.) 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. The tenants are Starbucks, Verizon, and Jersey Mikes. 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." Revised plans were received on May 9<sup>th</sup> for review.

**D.) 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. Plan comments were sent out in March, but no resubmission has been received since then.

**RECEIVING OF NEW PLANS****A.) None****ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS****A.) Judge decision on Landmark Appeal**

Judge Kline remanded the two appeal items from the ZHB Case 3-2020 back to the Zoning Hearing Board. The zoning hearing will be held at the Township building on June 21<sup>st</sup>, 2022, at 6:30 PM.

Member Smeltzer suggested that the Planning Commission and the Board of Supervisors prepare a joint letter for the hearing. The purpose of the letter would be to reaffirm their opposition in granting the special exception for the additional height of the apartment buildings. Manager Grumbine stated that Solicitor Leonard will be advising the Board of Supervisors and she will bring that information back to the Planning Commission members at their June meeting for a recommendation to the Board.

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

Respectfully Submitted,

Erika Sheibley  
Recording Secretary