

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
June 13, 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
Cheri Grumbine .....	Township Manager

Absent: Kevin George ..... Member  
Charles Allwein, Sr ..... Member

Also, in attendance was Isaac Sweeney representing Landmark Homes, Justin Kuhn representing Escambia, and one resident.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from May 9, 2022, are ready for action.

**MOTION** was made and seconded to approve the May 9, 2022, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

**A.) Escambia Properties, LLC – Zoning Amendment Application – 1675/1677 Grace Ave**  
Escambia Properties will be attending the August 8, 2022, Planning Commission meeting at 7:00 pm to present their petition for a zoning amendment. The Zoning Amendment Application requests rezoning their current zoning designation of Rural Residential (RR) to Low Density Residential (R1).

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

<b>A.) Final Phase 4 and Revised Final Phase 3</b>	<b>Date Submitted: 7/06/2021</b>
<b>-The Crossings at Sweet Briar Final Subd/LDP</b>	
Location: West of Briar Rose Ave	Engineer: Pioneer Mgmt. LLC

This plan is a Final Phase 4 and Revised Final 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. A clean letter was received from the Lebanon County Planning Department dated June 1, 2022.

**MOTION** was made and seconded to recommend the approval of the Final Phase 4 and Revised Final Phase 3 – The Crossing at Sweet Briar Final Subdivision Land Development Plan. 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 has received the signed and recorded HOA documents and are just waiting on signed final sets plans to present to the PC members for a recommendation.

**B.) 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. Manager Grumbine updated the PC members regarding a recent ZOOM meeting held to discuss the Lebanon Valley Rails-to-Trails proposed project in this area. The map provided by Wilson Consulting for the design of the proposed trail was shown to the PC members for discussion. However, it was acknowledged that this RTT project will be left up to them and the property owner to work out the details.

**C.) 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.) Landmark- Briar Commons**

Jim Cikovic discussed his concerns about the proposed development off North 8<sup>th</sup> Ave with the Planning Commission members. Mr. Cikovic expressed his concerns about how Landmark does not need to notify the new owners of the lots in Phase 4 about the proposed 3-story apartment complex that could be built right next to their properties. He thought this was unfair.

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

Respectfully Submitted,

Erika Sheibley  
Recording Secretary