

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
July 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 Tice	Member
Kevin George	Member
Cheri Grumbine	Township Manager

Absent: William Smeltzer Vice-Chairman
Charles Allwein, Sr Member

Also, in attendance was one resident.

The Pledge of Allegiance was recited.

MEETING MINUTES from June 13, 2022, are ready for action.

MOTION was made and seconded to approve the June 13, 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.) 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.

MOTION was made and seconded to recommend the approval of the Mapledale Estates Final Subdivision Land Development Plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

A.) 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. The tenants are Starbucks, Verizon, and Jersey Mike’s. The property owner submitted a 2019 agreement for Spring Alley that is being reviewed by the Township Engineer and Solicitor. There is no access onto SR422 from this property. The current two-way “alley” is wider than the depicted easement for Spring Alley located in the Lebanon Valley Mall’s “parking lot.”

B.) 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. 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.) 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).

B.) Stormwater Management Ordinance

Manager Grumbine informed the Planning Commission that the township has been working with Steve Sherk will SESI Engineering to update the Stormwater Manager Ordinance. The Board will hold a public hearing on Monday July 18, 2022, at 7:00pm.

C.) Landmark- Briar Commons ZHB Case 3-2022

This case is still in litigation.

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary