

**MINUTES**  
**NORTH LEBANON TOWNSHIP**  
**PLANNING COMMISSION**  
**August 8, 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
Lori Books.....	Assistant Township Manager

Absent: Cheri Grumbine ..... Township Manager

Also, in attendance was Steve Sherk, the Township Engineer, with SESI Engineering, Erika Sheibley Recording Secretary, Attorney Jayne Katherman with Barley Snyder representing 2203 West Cumberland St and Escambia Properties, LLC, and Mitch Kemp with Snyder Land Development Planning & Consulting representing 2203 West Cumberland St. There were also a few members of the public.

The Pledge of Allegiance was recited.

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

**MOTION** was made and seconded to approve the July 11, 2022, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

A.) None

**PLANS UNDER REVIEW**

A.) 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 proposed tenants are Starbucks, Verizon, and Jersey Mike’s. There is no direct access onto SR422 from this property. There is currently no access into this property as the Lebanon Valley Mall owns all roadways to this site. Per Township Solicitor, the property owner of 2203 W. Cumberland St must enter into an Access Easement Agreement with the Lebanon Valley Mall. The owner will also need to enter into an agreement with the LV Mall to obtain additional off-site parking as their site does not meet the minimum parking requirements for the 3-tenant building.

In attendance for this plan were Atty. Jayne Katherman from Barley Snyder, Mitch Kemp with Snyder Land Development Planning & Consulting, and the prospective owner, Frank Messina. Mr. Kemp reviewed the plan with the Board members.

Vice-Chairman Smeltzer questioned the required off-street parking spaces being on the adjoining Lebanon Valley Mall property rather than on-site. Mitch responded that the site is required to have 33 parking spaces on site and is proposing 27 spaces on site with the remaining spaces being available from the LV Mall property via an agreement.

Steve Sherk, Township Engineer, explained that section of the zoning ordinance which allows for off-site parking is intended to be utilized only if the required parking is not feasible on the same lot as the proposed use. Mitch responded that Kim Paugh from Lebanon County Planning (who is the Township's Zoning Enforcement Officer) was okay with the required parking being on the adjacent lot.

Steve Sherk questioned the placement of the two handicapped parking spaces. The placement of the spots does not allow for easy access to the passenger side of the vehicle. Mr. Kemp informed him that the spots can be placed at the southwest corner of the property to allow for access on both sides of the vehicle.

Vice-Chairman Smeltzer stated he feels they are trying to squeeze ten pounds of potatoes into a five-pound bag and suggested they reevaluate the number of uses on the property. He also commented on the amount of traffic these businesses will create.

It was also noted that the agreements between the owner, Mr. Messina, and the Lebanon Valley Mall have not been finalized for the access easement or the required parking spaces. The Township's Solicitor has provided comments and is waiting for revised documents.

Atty. Katherman explained they are seeking a conditional approval tonight from the Planning Commission Board in hopes of ironing out all the details concerning the agreements before next Monday's Board of Supervisors meeting.

**MOTION** was made and seconded to recommend the approval of 2203 West Cumberland St Preliminary/Final Land Development Plan contingent on satisfying all of the Township Solicitor's comments regarding the Access Easement Agreement and the Parking Agreement with the Lebanon Valley Mall. Motion carried with 4 votes in favor and William Smeltzer opposing.

Mr. Kemp also requested a recommendation for approval of the two requested waivers for the plan. One is to allow the plan to be processed as a Preliminary/Final Plan jointly rather than two separate plans. The other is regarding the stormwater easement which requires storm water facilities not located within a street right-of-way to be centered within an adequate easement no less than twenty (20) feet in width. They are proposing a blanket easement on the property.

**MOTION** was made and seconded to recommend the approval of the requested waiver to Section 3.04 of the Lebanon County Subdivision and Land Development Ordinance requiring separate preliminary plan approval and to Section 314.A.13 of the Lebanon County Stormwater Management Ordinance to accept the offered blanket easement to the Township for 2203 West Cumberland St Preliminary/Final Land Development Plan. Motion carried with 4 votes in favor and William Smeltzer opposing.

**B.) 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.) Escambia Properties, LLC – Zoning Amendment Application – 1675/1677 Grace Ave**

Atty. Jayne Katherman (representing Escambia Properties), Bryan Perry (current property owner), Mr. Dan McGuire (representative for Escambia Properties), and their consultant, Justin Kuhn, were all in attendance regarding the requested Zoning Amendment.

Atty. Katherman presented the petition to rezone the properties located at 1675 and 1677 Grace Avenue from Rural Residential (RR) to Low Density Residential (R1). Atty. Katherman explained that the property owner of 1675 Grace Ave., through an agreement of sale that was signed earlier this year, plans on buying about an acre of the property located at 1677 Grace Ave. Both tracks of land, if rezoned, will then be subdivided into 30 single-family residential lots.

This plan proposes a new road connecting Manor View Drive (in Homestead Acres) to Grace Ave. This plan would create a second access point for the Homestead Acres Development which currently only has one access into the development.

The developer is currently unable to meet the minimum lot size requirements for all the lots for a subdivision plan in the Rural Residential (RR) District. Both 1675 Grace Ave and 1677 Grace Ave would need to be rezoned to Low Density Residential (R-1) in order for the developer to meet the lot size requirements for a subdivision plan as proposed. RR requires a minimum lot size of 20,000 sq.ft., while R-1 requirements are 15,000 sq.ft. per lot. There are approximately seven lots which are less than the required 20,000 sq.ft. minimum lot size. The required lot frontage is also different for each zoning district.

Discussion took place regarding the minimum lot size and the number of proposed lots. Combining or eliminating some lots would allow them to meet the lot size requirements.

Mr. Perry explained that three of the neighboring farms were rezoned in the past to allow the same type of development.

**MOTION** was made and seconded to recommend the approval of the Zoning Amendment Application to rezone 1675 and 1677 Grace Ave from Rural Residential to Low Density Residential. Motion unanimously carried.

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

Respectfully Submitted,

Erika Sheibley  
Recording Secretary