

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
October 10, 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 Chad Smith with SESI Engineering, James Skipper with Chrisland Engineering and one member of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from September 12, 2022, are ready for action.

MOTION was made and seconded to approve the September 12, 2022, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

PLANS UNDER REVIEW

A.) 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.

B.) NLT Warehouse & Trailer Storage Project	Date Submitted: 8/15/2022
Location: 2225 E Cumberland St	Engineer: SESI

Chad Smith reviewed the plan with the Planning Commission members. This plan proposes a 1,000,000 sq ft warehouse. According to Mr. Smith, the primary access to the warehouse will be from State Route 422 with a gated emergency only drive access onto Weavertown Rd.

The warehouse proposed 290 loading docks and 515 trailer parking spaces. Currently there is no tenant for the building, but they believe that only 300 employees will be needed to operate the warehouse. Parking is being provided for a maximum of 340 employees.

There are three surface basins and two subsurface basins to maintain stormwater runoff from the warehouse. The subsurface basins are located near the front of the building under the employee parking and to the rear of the building under the trailer storage parking.

Last meeting a resident voiced her concerns pertaining to basin #2 (the basin closest to the cul-de-sac on Penny Ln). This basin is designed to collect water and direct it away from the development along Penny Ln. This water than will be discharged into the quarry.

This property will be serviced by public water and sewer.

This plan was submitted as an individual permit to Pennsylvania Department of Environmental Protection (DEP) because of this DEP will be reviewing the PCCM on this plan instead of the Lebanon County Conservation District (LCCD). LCCD will be reviewing this plan for Erosion and Sediment Control.

The Commission voiced their concerns on how an accurate traffic study will be conducted without having a tenant.

RECEIVING OF NEW PLANS

A.) 310 Sunset Ln Stormwater Plan

Location: 310 Sunset Ln

Date Submitted: 9/20/2022

Engineer: Chrisland

This plan is for the construction of a driveway and associated stormwater management.

MOTION was made and seconded to accept the 310 Sunset Lane Stormwater Plan. Motion unanimously carried.

B.) Hanford Minor Subd Plan (Lot Addition)

Location: 2499 W Cumberland St, SS N 25th St & 130 N 25th St

Date Submitted: 9/20/2022

Engineer: Chrisland

This plan is for multiple lot additions, four existing lots will be combined into three lots.

MOTION was made and seconded to accept the Hanford Minor Subd Plan. Motion unanimously carried.

C.) Calvary Church Minor Subd Plan

Location: 1130 Pennsylvania Ave

Date Submitted: 9/20/2022

Engineer: Chrisland

This plan is to subdivide the church parsonage from the main church parcel. The church is on public sewer and the parsonage is currently on an on-lot system. The subdivision plan proposes the parsonage to be connected to public sewer.

MOTION was made and seconded to accept the Calvary Church Minor Subd Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Mr. Smeltzer feels that the decision made by the ZHB and BOS at the special meeting with Landmark was not in the best interest of the residents who live in the township. Mr. Smeltzer provided copies of Judge Kline's Court Order to the members of the Planning Commission.

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary