

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
November 14, 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 Robert and Evelina Krall and a few residents.

The Pledge of Allegiance was recited.

MEETING MINUTES from October 10, 2022, are ready for action.

MOTION was made and seconded to approve the October 10, 2022, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

A.) Evelina Krall – NLT Warehouse & Trailer Storage Project

Ms. Krall had written a letter to the Planning Commission on November 1, 2022. She reviewed her main concerns that she listed in the letter with the Planning Commission regarding the proposed NLT Warehouse & Trailer Storage Project. Her concerns related to stormwater and sink holes, pollution, decreasing property values, wildlife, and traffic on local roads. She asked the Planning Commission members to keep her concerns in mind as they go through the review process.

PLANS UNDER REVIEW

A.) North Lebanon Storage, LLC Phase 2 Fin Land Dev Pl
Location: 1849 State Route 72 North

Date Received: 2/14/2022
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 to address the comments. Manager Grumbine reached out to the developer’s engineer and confirmed they should be resubmitting a revised plan in the next month.

B.) NLT Warehouse & Trailer Storage Project

Location: 2225 E Cumberland St

Date Received: 9/12/2022

Engineer: SESI

The warehouse proposes 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.

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 township had a scoping meeting with PaDOT on November 9th to discuss the concerns with the additional traffic that the new warehouse will create. The purpose of the Scoping Meeting was to determine what intersections would be reviewed as part of this project. During the Scoping Meeting, township staff was advised the entrance to the warehouse off Weavertown Road is proposed for car traffic only. There are some concerns with this Weavertown Road entrance as the employee parking lot is located at the front of the building right off State Route 422. The traffic study will include an analysis of traffic along SR422 at the ingress/egress for this site for a possible signal on Route 422. Once a traffic study is completed it will be uploaded onto the website for the residents to review and discussed by the Planning Commission members.

C.) Hanford Minor Subd Plan (Lot Addition)Location: 2499 W Cumberland St, SS N 25th St & 130 N 25th St**Date Received: 10/10/2022**

Engineer: Chrisland

This plan is for multiple lot additions, four existing lots will be combined into three lots. Review continues on this plan with resubmissions from developer's engineer.

D.) Calvary Church Minor Subd Plan

Location: 1130 Pennsylvania Ave

Date Received: 10/10/2022

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.

RECEIVING OF NEW PLANS**A.) Mt. Pleasant Ventures Preliminary Subd Plan**

Location: 1415 Jay St & SS Horizon Blvd

Date Received: 11/14/2022

Engineer: SESI

This plan is for a 122-lot subdivision. The lots will be serviced by public water and sewer. Manager Grumbine informed the Planning Commission members that the engineer for this developer was unable to attend the meeting tonight but agreed to attend the December meeting to review the plan with them.

MOTION was made and seconded to accept the Mt. Pleasant Ventures Preliminary Subd Plan. Motion unanimously carried.

Residents from Weaver Ln took several minutes at this time to review this plan.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Conditional Use Hearing – 1650 Parkway Dr – Apiary Use

There will be a Conditional Use Hearing held on November 21 at 6:45pm at the Municipal Building before the Board of Supervisors. The hearing is for an Apiary Use at 1650 Parkway Dr.

MOTION was made and seconded to recommend that the property owner meets all requirements of the Apiary Ordinance and suggests the property owner places a barrier on the East side and North side of the beehives. Motion unanimously carried

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

Respectfully Submitted,

Erika Sheibley
Recording Secretary