

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
December 12, 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
Kevin George .....	Member
Cheri Grumbine .....	Township Manager

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

Also, in attendance was James Skipper representing Chrisland Engineering, Alex Kauffman representing Steckbeck Engineering, and a few residents.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from November 14, 2022, are ready for action.

**MOTION** was made and seconded to approve the November 14, 2022, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

**A.) Jere Putt – Mt. Pleasant Ventures Preliminary Subd Plan**

Comments noted below under the plan review for Mt. Pleasant Ventures Subdivision Plan.

**PLANS UNDER REVIEW**

**A.) North Lebanon Storage, LLC Phase 2 Fin Land Dev Pl**

Location: 1849 State Route 72 North

**Engineer: Chrisland**

Date Received: 2/14/2022

Expiration Date: 5/15/2022

Extension Date: 2/12/2023

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.

**B.) NLT Warehouse & Trailer Storage Project**

Location: 2225 E Cumberland St

**Engineer: SESI**

Date Received: 9/12/2022

Expiration Date: 12/11/2022

Extension Date: 6/12/2023

An extension letter was received for this plan under review to June 12, 2023. The township is waiting on a resubmission of the plan to address the review comments of 9/12/2022. Also, the township is waiting on the traffic impact study for this plan.

**C.) Hanford Minor Subd Plan (Lot Addition)**Location: 2499 W Cumberland St, SS N 25<sup>th</sup> St & 130 N 25<sup>th</sup> St**Engineer: Chrisland**

Date Received: 10/10/2022

Expiration Date: 1/8/2023

This plan is to dissolve an existing lot located along the east and south sides of North 25<sup>th</sup> Street with the remnants divided into five lot additions to be annexed to three adjoining lots located at 2499 W Cumberland Street. There is no development associated with the plan.

**MOTION** was made and seconded to recommend approval of the Hanford Minor Subdivision Plan. Motion unanimously carried.

**D.) Calvary Church Minor Subd Plan**

Location: 1130 Pennsylvania Ave

**Engineer: Chrisland**

Date Received: 10/10/2022

Expiration Date: 1/8/2023

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 recommend approval of the Calvary Church Minor Subdivision Plan contingent on receiving a recorded copy of the Sewer Easement Agreement. Motion unanimously carried

**E.) Mt. Pleasant Ventures Preliminary Subd Plan**

Location: 1415 Jay St &amp; SS Horizon Blvd.

**Engineer: SESI**

Date Received: 11/14/2022

Expiration Date: 2/12/2023

Alex Kauffman, Steckbeck Engineering, reviewed the plan with the Planning Commission. This plan is for a 122-lot subdivision at Jay Street and Horizon Blvd. The lots will be serviced by public water and sewer. Sewer connection will be made to the existing sewer main along Rolling Meadow Road.

Mr. Cole had concerns about the tree line that runs along Weaver Ln. Mr. Cole was advised to review his deed to see whose property the trees are on and have future discussions with the developer/engineer.

Mr. Putt who lives on Jay St would like the developer to leave an access easement onto his property to allow him to development his land in the future. Mr. Kauffman stated he would take his request back to the developer and engineer working on the plan.

Many of the neighboring residents are concerned with stormwater runoff and had questions relating to the specific stormwater design and the wetland areas.

**RECEIVING OF NEW PLANS****A.) None****ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS****A.) None**

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

Respectfully Submitted,

Erika Sheibley  
Recording Secretary