

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
March 13, 2023**

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
Kevin George .....	Member
Scott Artz .....	Member
Cheri Grumbine .....	Township Manager
Lori Books .....	Assistant Township Manager

Also, in attendance was Chad Smith representing SESI, Josh Weaber representing Chrisland Engineering and a few residents.

The Pledge of Allegiance was recited.

**WELCOME NEW MEMBER – SCOTT ARTZ**

The planning commission members welcomed Scott Artz as a new member on the commission.

**MEETING MINUTES** from February 13, 2023, are ready for action.

**MOTION** was made and seconded to approve the February 13, 2023, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

A.) None

**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

Extension Date: 5/12/2023

This plan is for phase 2 of the storage units shown on the previously approved preliminary plan, including paving, and stormwater facilities. Josh Weber reviewed the plan and confirmed the proposed improvements included in phase 2. A letter from township engineer Steve Sherk provided a recommendation for this plan to be reviewed and recommend by the Planning Commission to forward to the Board of Supervisors. Mr. Weber then reviewed the area marked phase 3 for future submission for review and recommendation by the Planning Commission members.

**MOTION** was made and seconded to recommend conditional approval of the North Lebanon Storage, LLC Phase 2 Final Land Development Plan contingent on receiving the required Bonding in the amount of \$417,000.00 and the signed Developer’s Agreement. Motion unanimously carried.

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

Location: 2225 E Cumberland St

**Engineer: SESI**

Date Received: 9/12/2022

Extension Date: 6/12/2023

Chad Smith, Steckbeck Engineering, stated there is now a tenant for this warehouse and this the plan has been revised. There will no longer be trailer parking on the west side of the building and one of the stormwater facilities has been removed from the plan. The new tenant has requested an electrical substation pad to be added to the site on the north side of the property. Chad Smith confirmed with the Planning Commissioners the name of the tenant will be released possibly next month. An individual permit was submitted to DEP, and they are working with Met-Ed and UGI for the facility.

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

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

**Engineer: SESI**

Date Received: 11/14/2022

Extension Date: 8/14/2023

The lots will be serviced by public water and sewer. The original proposed cul-de-sac on the southside properties has now been removed to create a connecting road, this change provided for an additional lot for the development. This plan is now a 123-lot subdivision instead of the original 122-lot subdivision. Mr. Smith indicated that the traffic study came in to his office today but he did not have a chance to review. He will forward the link to the township following his review.

**D.) Henry & Mildred Arnold Subd Plan (lot addition)**

Location: 2572 Long Ln

**Engineer: Matthew & Hockley**  
(Chrisland)

Date Received: 2/13/2023

This plan proposes a lot addition "B" from a portion of the Arnold property to be combined with a previous lot addition "A" to land owned by Donald and Sandra Podjed. This plan is under review.

**RECEIVING OF NEW PLANS****A.) Briar Ridge Commons – Apartments**Location: Kimmerlings Rd & N 8<sup>th</sup> Ave**Engineer: SESI**

Date Received: 3/13/2023

This plan is for a 144-unit apartment complex consisting of 12 buildings with 12 units each and 5 single-family home lots. The proposed three parking spots per unit for a total of 432 parking spots meets the township requirements. There are areas of wetlands on the property. In answer to a question raised, Mr. Smith stated no fencing between The Crossings at Sweet Briar and Briar Ridge Commons is being proposed.

There are 3 surface basins and 2 subsurface basins being proposed. The properties will all be serviced by public sewer and water. Upgrades will need to be made to the current pump station to service the proposed sewage flows from the apartments. Currently there are no fire hydrants proposed within the complex but there is one hydrant located near each entrance to the complex. A sprinkler system will be installed within each building. The PC members discussed some concerns with two of the single-family home lots having a shared driveway. Mr. Smith stated he felt this shared driveway complied with the intent stated in the agreement to limit driveways directly onto Kimmerlings Road. The difficulty in connecting the one lot to the entrance off Kimmerlings Road is a swale that will need to be crossed to make the connection.

The possibility of a four-way stop sign at the intersection of Kimmerlings Road and N. 8<sup>th</sup> Avenue was also discussed. A review of this intersection is believed to be a part of areas reviewed in the traffic study, which the PC members are waiting to receive.

This plan will be reviewed by ARRO Consulting. Mr. Bingham from ARRO will attend the April Planning Commission meeting to present the Commission members with a review letter for this plan.

**MOTION** was made and seconded to receive the Briar Ridge Commons – Apartments Plan. Motion unanimously carried.

**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