

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
April 10, 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 Josh Weaber, representing Chrisland Engineering, Michael Bingham, Township alternate engineer with ARRO Consulting, and several Township residents.

The Pledge of Allegiance was recited.

MEETING MINUTES from March 13, 2023, are ready for action.

MOTION was made and seconded to approve the March 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: 1840 State Route 72 North

Engineer: Chrisland

Date Received: 2/14/2022

Extension Date: 5/12/2023

Last month Josh Weaber attended the Planning Commission meeting and obtained conditional approval for the plans submitted for Phase 2. He is attending tonight’s meeting to obtain approval once again as the phases have been swapped. What was indicated last month as Phase 2 will now be Phase 3, and what was indicated as Phase 3 last month will now be Phase 2. Phase 2 includes the four (4) buildings to the North, and Phase 3 includes the five (5) long buildings. Mr. Weaber is looking for conditional approval to be granted for the revised Phase 2 plans.

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 \$395,000.00 and the signed Developer’s Agreement. Motion unanimously carried.

B.) NLT Warehouse & Trailer Storage Project

Location: 2225 E Cumberland Street

Engineer: SESI

Date Received: 9/12/2022

Extension Date: 6/12/2023

There are no updates at this time.

C.) Mt. Pleasant Ventures Preliminary Subd Plan

Location: 1415 Jay Street & SS Horizon Boulevard

Engineer: SESI

Date Received: 11/14/2022

Extension Date: 8/14/2023

Revised plans were submitted to the Township on 4/6/23. The members were provided with a copy of the plans in addition to the original comment letter sent on 12/2/23 by ARRO Consulting. Michael Bingham, ARRO Consulting, stated he has not reviewed the revised set of plans yet as they have just arrived. No action is required of the board members tonight.

Bill Smeltzer questioned the phasing (5 phases) presented in the plan. Michael stated phasing is not something the Township can regulate, as long as all other requirements and public improvements are met.

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

Location: 2572 Long Lane

Engineer: Matthew & Hockley

Date Received: 2/13/2023

This plan proposes a portion of land being taken from Henry and Mildred Arnold, 2572 Long Lane, and being added to Donald and Sandra Podjed's property at 130 Sandra Drive. A similar plan went through years ago regarding lot addition "A" and was approved, but never transferred. This plan will include lot addition "A" as well as lot addition "B" to create a straight line of property. Revised plans were submitted on 4/5/23. Josh Weaber reviewed the revisions in reference to the comment letter.

MOTION was made and seconded to recommend approval of the Arnold Minor Subdivision Plan, including the Lot Addition Planning Waiver and Non-Building Declaration. Motion unanimously carried.

E.) Briar Ridge Commons Land Dev & Subdivision PlanLocation: Kimmerlings Road & N 8th Avenue**Engineer: SESI**

Date Received: 3/13/2023

This plan proposes an apartment complex consisting of twelve (12) buildings, each with twelve (12) units (144 units total) and five (5) lots with single-family homes. Comments were provided by ARRO Consulting on 4/3/23.

Residents from the Crossings of Sweet Briar attended the meeting to voice a few concerns they have regarding this proposal. Virginia Geissler spoke on behalf of her neighbors. She stated most residents in their community are fearful of the increase they will see in traffic on Kimmerlings Road and North 8th Avenue, resulting in speeding issues, accidents, etc. She also made the request to have a privacy fence installed between this proposal and Phase 4 of the Crossings, which abuts the property where these plans are proposed. The Crossings is an over 55 community and they voiced their concerns over children who might wander into their development and ride their bikes on the walking trail.

Michael Bingham responded that a Traffic Impact Study (TIS) will be required for this plan. It was also noted in the settlement agreement with Landmark that a donation be made toward any traffic improvements needed in response to this study. Michael further explained that if this proposal meets all the ordinance requirements, the Township has no choice but to approve the plans. The Township can request Landmark to install a privacy fence, however, we cannot force them to do so.

Cheri Grumbine, Township Manager, provided background information on the variances and special exception petition that went before the Zoning Hearing Board. She read aloud portions of the original Zoning Hearing Board (ZHB) decision which denied Landmark's requests for special exception and

multiple variances. Mgr. Grumbine reviewed Landmark's appeal of the ZHB decision relating to the special exception of the required building height of thirty-five (35) feet to thirty-six (36) feet, ten (10) inches. Also, one variance regarding access driveways on the frontage street shall be at least 150 feet from the right-of-way line of the nearest intersection street or any other driveway. In Pennsylvania, land use appeals are required to be presented to the Court of Common Pleas. Manager Grumbine reviewed portions of Judge Kline's eleven-page order dated April 14, 2022, remanding the case back to the ZHB for a further hearing on the remaining four prongs of the variance criteria... then a further review of the Special Exception. Mgr. Grumbine also referenced the settlement agreement between all parties as a result of the Judge's order. Copies of these documents were provided to each Planning Commission member.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Ordinance 5-2023 Zoning Updates

Manager Grumbine stated Ordinance 5-2023 is to revise two sections amending the North Lebanon Township Code of Ordinances. Chapter 27, Zoning, Part 20. will now reflect consistency between the variance criteria and the governing Pennsylvania Municipalities Planning Code (MPC). In addition, Section 204.1.E will amend specific uses not permitted or permitted. After a brief discussion, all members understood and agreed to the changes.

MOTION was made and seconded to recommend approval of the amendment of Chapter 27, Zoning, Part 20, making the variance criteria consistent with the Pennsylvania Municipalities Planning Code (MPC), and of Section 204.1.E regarding specific uses not permitted or permitted. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 8:11 pm.

Respectfully Submitted,

Molly Lum
Recording Secretary