

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
May 8, 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
David Leid. ....	Member
Cheri Grumbine .....	Township Manager
Lori Books .....	Assistant Township Manager

Also, in attendance was Ethan Gehenio, representing Steckbeck Engineering, Michael Bingham, Township alternate engineer with ARRO Consulting, several representatives from Landmark Homes, and several Township residents.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from April 10, 2023, are ready for action.

**MOTION** was made and seconded to approve the April 10, 2023, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

**A.) None**

**PLANS UNDER REVIEW**

**A.) NLT Warehouse & Trailer Storage Project**  
Location: 2225 E Cumberland Street

**Engineer: SESI**  
Date Received: 9/12/2022  
Expiration Date: 12/11/2022  
Extension Date: 6/12/2023

There are no updates and no traffic study submitted at this time.

**B.) Mt. Pleasant Ventures Preliminary Subd Plan**  
Location: 1415 Jay Street & SS Horizon Boulevard

**Engineer: SESI**  
Date Received: 9/12/2022  
Expiration Date: 2/12/2023  
Extension Date: 8/14/2023

A second review letter dated May 2, 2023, was received from Mr. Bingham. Mr. Bingham reported a significant number of his original comments have been addressed by the developer's engineer, but there are some comments still in need of attention, regarding storm water .

**C.) Briar Ridge Commons Land Dev & Subdivision Plan**Location: Kimmerlings Road & N 8<sup>th</sup> Avenue**Engineer: SESI**

Date Received: 3/13/2023

Expiration Date: 6/11/2023

A 60-day time extension letter was received on May 8, 2023, for this development. Currently the deadline for Board action is June 11, 2023. A member from the Planning Commission inquired about what would happen if they denied the request. Michael Bingham responded that the Planning Commission members can either deny the extension, meaning that they deny the plan, or approve the extension request. If denying the extension request, the PC members are required to provide specific reasons for the denial. The developer would be required to resubmit plans if they wish to continue with their project. Mr. Bingham recommended that the PC members accept the extension.

Manager Grumbine inquired on the status of the Traffic Impact Study. The representatives from SESI are unsure as to where the status stands currently. Mr. Cliff Weaver from Landmark Homes mentioned that a Traffic Impact Study had previously been done, and wondered why that study could not be used. Michael Bingham stated that the study had been done prior to the settlement, which predates the settlement. The settlement requires another study to be completed. Assistant Manager Books also brought up the fact that the study was completed several years ago.

Manager Grumbine told the representatives from Landmark about the resident's desire for a wall or solid fence separating the lots as part of The Crossings-Phase 4 currently under construction from the proposed apartment complex. She asked them to consider providing a barrier and stated that the residents and the Homeowner's Association would be very appreciative if a wall or fence was built. The Crossings is also a Landmark development.

**MOTION** was made and seconded to approve the 60-day extension on the Briar Ridge Commons Land Dev & Subdivision Plan. Motion unanimously carried.

**RECEIVING OF NEW PLANS****A.) Perry Single Family Homes / Escambia Sketch Plan**

Location: WS Grace Avenue

**Engineer: Integrating Consulting**

Date Received: 5/8/2023

Derek Dissinger came before the Board as a representative of Integrating Consulting. The sketch plan proposes thirty new residential lots along the west side of Grace Avenue. Twenty-seven of the thirty lots were recently rezoned from Rural Residential to Low Density Residential District. Lots twenty-eight through thirty will be retained by Mr. Perry. All the lots will be subdivided but only lots one through twenty-seven were rezoned.

Mr. Dissinger stated that they have looked through all the comments provided by Steve Sherk of Steckbeck Engineering. He believes they will be able to address the comments right away, except for comment thirteen. Comment thirteen addresses the depth of residential lots and how they should not be less than one nor more than two and one-half (2-1/2) times the width of the lot. The lots that would be most affected by this are the ones with power lines that run under them. He mentioned that they would most likely go to the ZHB (Zoning Hearing Board) to request zoning dimensional variance for the lots that have power lines.

A member from the PC inquired about the plan for addressing stormwater management facilities for the lots. The PC members were informed that the on-lot stormwater management will be addressed with two small basins.

The PC members questioned the independence of lot thirty, if it would be sold, due to the lack of entrance and exit points onto a public road. Mr. Dissinger stated that there is a frontage on Hunters Chase Lane. He pointed out that the entrance does not come to a point, the pavement does, but the actual right of way bisects the property line. Mr. Leid was concerned about the driveway coming out of the hard left on Hunters Chase Lane. Mr. Dissinger replied that their plan is to create an easement.

Assistant Manager Books inquired about the zoning requirements for lots twenty-eight and twenty-nine. She stated that lot twenty-eight has the existing house and lot twenty-nine has the existing detached garage. The detached garage is an accessory structure and cannot stand alone on the lot without a principal structure or it would cause a zoning issue. It was agreed that if Mr. Perry intends to construct a new house on lot twenty-nine with the existing detached garage that it be shown and included on this plan. The entire Perry property is considered one project, so the new home would be shown on the detailed plan.

Another concern about the location of the entrance and exit from the property was discussed. As Grace Avenue is a PennDOT road, an application for the connection would go through PennDOT for approval. They will look at site distance requirements to confirm the location meets the regulations.

Manager Grumbine inquired about the location of the public sewer connection for the Ridilla property that was discussed during the Zoning Amendment hearing from this project to help the neighboring property. Mr. Dissinger stated that the connection will most likely come off the new road at lot eight and then travel behind lot six and seven to the Ridilla property. Assistant Manager Books asked if that would then be dedicated to the North Lebanon Township Municipal Authority, due to the inevitable easements they would need for crossing the land. The representatives confirmed that the land could be dedicated to the North Lebanon Township Municipal Authority or be considered a private lateral. Regardless easements will be required.

Member Scott Artz asked about the fees in lieu of verses the land dedication requirements under the Parks & Recreation Ordinance. Manager Grumbine responded that the Township only requests the dedication of land if it is contiguous with one of our existing parks. Otherwise, a fee in lieu of donation is offered by the developer.

### **ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**

#### **A.) Decision from ZHB for Case 2-2023 (Take 5 Car Wash & Oil Change)**

The written decision from the ZHB for Case 2-2023 was provided to the PC members via email. No action was required on this item.

With no further business to discuss, the meeting was adjourned at 7:32 pm.

Respectfully Submitted,

Lizzy Pedersen  
Recording Secretary