

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
June 12, 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
David Leid. ....	Member
Lori Books .....	Assistant Township Manager

Absent:	Scott Artz	Member
	Cheri Grumbine	Township Manager

Also, in attendance was Justin Kuhn, representing Integrated Consulting, Emily Bixler, *LebTown* reporter, and several Township residents.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from May 8, 2023, are ready for action.

**MOTION** was made and seconded to approve the May 8, 2023, Planning Commission meeting minutes. Motion unanimously carried.

**PUBLIC COMMENTS**

**Rick Blouch – Jubilee concerns**

Mr. Blouch expressed his concern for the Jubilee presentation that was presented by Jubilee Ministries at a non-township meeting with his fellow neighbors in attendance. Mr. Blouch stated several reasons why he is not in favor of this project moving forward.

The Commission listened to Mr. Blouch’s concerns. However, because no plans have been submitted to the Township, the members were unable to speak knowledgeably on the topic.

**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

An extension letter dated June 6, 2023, was received from Mr. Smith. The letter grants a time extension for the project to September 18, 2023.

Commission Member Bill Smeltzer inquired about the reasoning for the extension. Assistant Manager Books stated the project is currently being tabled by the developer. The developer is considering different

options. . Today is the deadline to make a decision on the current plan and being that the plans are not ready for approval, it is standard practice to accept and approve a time extension.

**MOTION** was made and seconded to accept the extension letter for NLT Warehouse & Trailer Storage. Motion unanimously carried.

**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

There are no updates submitted at this time. We are waiting for revised plans based on the last comment review letter.

**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  
Expiration Date: 8/10/2023

The second comment letter from ARRO was received on June 6, 2023, for this development. No action was required on this item. We are waiting for revised plans to be submitted.

**D.) Perry Single Family Homes / Escambia Sketch Plan**

**Engineer: Integrating Consulting**

The second review letter, from Steckbeck, was received on May 30, 2023. No action is required on this item. Justin Kuhn, Integrated Consulting, came before the Commission and stated he was there to answer any questions they may have about the plan in question. The Commission responded that they have no questions. Justin relayed that Integrated Consulting has taken the comments made on the sketch plan, modified the plan, and will be submitting more finalized plan in the near future.

**RECEIVING OF NEW PLANS**

**A.) Stashaway Storage Prelim / Final Land Dev. Plan**  
Location: NS (1215) W. Cumberland St

**Engineer: Chrisland**  
Date Received: 6/12/2023

This plan depicts the relocation of existing non-permitted storage units that were erected since 1992 to comply with current regulations. The initial review letter, from Steckbeck, was received on May 19, 2023, and a review letter from the Lebanon County Planning Department was received on May 31, 2023.

**MOTION** was made and seconded to receive the Stashaway Storage Prelim / Final Land Dev. Plan. Motion unanimously carried.

**B.) Bruce D. & Bret A. Fisher Sketch Plan**  
Location: ES Water Street

**Engineer: Matthew & Hockley**  
Date Received: 6/12/2023

This sketch plan proposes 8 new commercial lots along the east side of Water Street. The initial review letter from Steckbeck was received June 12, 2023.

Commission Member Bill Smeltzer questioned the size of the cul-de-sac and if it is in accordance with the Township's Ordinances. Assistant Manager Books stated that in the current sketch plan the cul-de-sac

exceeds the maximum length, and that was commented on in the review letter from Steckbeck. The proposed cul-de-sac would need to go before the Board of Supervisors to be approved and accepted.

**MOTION** was made and seconded to receive the Bruce D. & Bret A. Fisher Sketch Plan. Motion unanimously carried.

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

A.) None

**CONCERN FOR THE UNOFFICIALLY SUBMITTED JUBILEE PROJECT**

Many residents attended the meeting to show opposition and voice their concerns about the proposed Jubilee Project. A letter was read aloud to the Commission and the attending residents to affirm the resounding opposition to the Jubilee project. The Commission listened to the residents' concerns, but, due to the fact that no plans have been officially submitted to the Township, were unable to comment knowledgeably on the topic.

With no further business to discuss, the meeting was adjourned at 8:01 pm.

Respectfully Submitted,

Lizzy Pedersen  
Recording Secretary