

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
August 14, 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
Kevin George	Member
Scott Artz	Member
David Leid	Member
Lori Books	Assistant Township Manager

Absent: William Smeltzer Vice-Chairman

Also in attendance were Molly Lum, recording secretary, and several Township residents.

The Pledge of Allegiance was recited.

MEETING MINUTES from June 12, 2023, are ready for action, as the July meeting was canceled due to a lack of a quorum.

MOTION was made and seconded to approve the June 12, 2023, Planning Commission meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

Susan Mion – Jubilee concerns - Ms. Mion, on behalf of herself and other neighbors who were in attendance, expressed her continued concerns for a potential submission from Jubilee Ministries on E. Kercher Avenue. These concerns included economic impact, increased traffic/road repairs, increased tax burden, the safety of children/senior citizens, etc. The Board members thanked Susan for her time and comments. No further discussion was held as no formal submission has been made to the Township by Jubilee Ministries.

PLANS UNDER REVIEW

Continual review is being conducted on the following plans as the necessary information is being submitted by the applicants/developers.

NLT Warehouse & Trailer Storage Project – This project is located at 2225 E Cumberland Street. There are no new updates on this plan.

Mt. Pleasant Ventures Preliminary Subd Plan – This plan proposes the development of 123 single family residential lots located at 1415 Jay Street and the south side of Horizon Boulevard. There are no new updates. A 90-day extension letter was received on 8/10/23, which will require action from the Board.

MOTION was made and seconded to accept the extension letter for a 90-day time extension for Mt. Pleasant Ventures Preliminary Plan to 11/12/23. Motion unanimously carried.

Briar Ridge Commons Land Dev & Subdivision Plan – This plan proposes the development of twelve (12) garden style apartments, each with twelve (12) units, and five (5) single family residential lots. The property is located on the southeast corner of Kimmerlings Road and N. 8th Avenue.

A 90-day extension letter was received on 7/10/23, which will require action from the Board. A third review letter was sent from ARRO to the developer's engineer. The first traffic review memo was received on 7/20/23 from Rettew. Revised plans and a cost estimate were both received on 8/8/23.

MOTION was made and seconded to accept the extension letter for a 90-day time extension for Briar Ridge Commons Plan to 11/8/23. Motion unanimously carried.

Stashaway Storage Prelim/Final Land Dev. Plan – This plan is located at 1715 E. Cumberland Street and depicts the relocation of existing non-permitted storage units that were erected over time since 1992 to present to comply with current regulations. The developer was granted a Stormwater Exemption approval. We continue to receive revised plans in response to our review letters. There is no action required of the Board tonight.

Bruce D. & Bret A. Fisher Sketch Plan – This sketch plan proposes 8 new commercial lots along the east side (1910) of Water Street. There are no new updates.

RECEIVING OF NEW PLANS

Cormick & Megan Hostetter – This plan is a stormwater management plan to develop an existing lot of record with a single-family home located at 1111 Kochenderfer Road. This plan was submitted to the Township on 7/7/23 and all fees have been paid. Lori is asking the Planning Commission to officially accept the plans tonight as the July meeting was canceled. The first review letter was provided by Steckbeck on 7/20/23. We are waiting for the submittal of revised plans.

MOTION was made and seconded to accept the submittal of the stormwater management plan for Cormick & Megan Hostetter located at 1111 Kochenderfer Road. Motion unanimously carried.

Manor View Estates Prelim/Final Subdivision and Land Dev. Plan – This plan proposes thirty (30) new single-family dwelling lots located on the West side of Grace Avenue. The property is also known as the Perry Tract which is being developed by Escambia.

Steve Morris, Township resident, attended the meeting to express his concerns about this plan. He asked a handful of questions regarding the plan submission including the number of proposed lots, total acreage of the parcel, the current zoning, etc. Mr. Morris questioned why the neighbors were not made aware of this submission until now as he just received a letter in the mail from the engineer pertaining to the plan.

Manager Books explained there were multiple advertised hearings regarding this property as they requested to have the property rezoned from RR to R1. This was on previous agendas for the Board of Supervisors to approve the zoning change and there were many neighbors in attendance. She explained that tonight is simply to accept the submitted plans. No action will be taken tonight to approve these plans. The plans will now go through the normal review process. Residents will have ample opportunity to express their concerns prior to plan approval.

MOTION was made and seconded to accept the submittal of the preliminary/final subdivision and land development plans for Manor View Estates. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Scott Artz – Zoning - Scott questioned if the zoning regulations were available on our Township website, as a handful of residents asked him about it. Manager Books stated that yes, they are available on our website under our code of ordinances. For specific use questions, residents are directed to contact the Lebanon County Planning Department as they are the Zoning Administrator for North Lebanon Township.

With no further business to discuss, the meeting was adjourned at 7:25 pm.

MOTION was made and seconded to adjourn. Motion unanimously carried.

Respectfully Submitted,

Molly Lum
Recording Secretary