

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
September 11, 2023**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was called to order at 7:00 PM by Chairperson Martin at the North Lebanon Township Municipal Building, 725 Kimmerlings Road, Lebanon PA. The following Commission members and Township staff were present:

Darlene Martin - Chairperson  
Kevin George - Member  
Scott Artz - Member  
David Leid - Member  
Lori Books - Township Manager

The following Commission members were absent:

William Smeltzer - Vice-Chairman  
Kevin George - Member

Also in attendance were Lizzy Pedersen, recording secretary, and several Township residents.

The Pledge of Allegiance was recited.

**MEETING MINUTES** from August 14, 2023, are ready for action.

**MOTION** was made by Scott Artz and seconded by Dave Leid to approve the August 14, 2023, Planning Commission meeting minutes. Motion passed unanimously.

**PUBLIC COMMENTS**

**Susan Mion – Jubilee concerns** - Ms. Mion, on behalf of herself and other neighbors who were in attendance, expressed her continued concerns and objections for a potential submission from Jubilee Ministries. The Board members thanked Susan for her time. No further discussion was held as no formal submission has been made to the Township by Jubilee Ministries.

**PLANS READY FOR RECOMMENDATION**

**Stashaway Storage Prelim/Final Land Dev. Plan** – This plan is located at 1715 E. Cumberland St and depicts the relocation of existing non-permitted storage units that were erected over time since 1992 to present to comply with current regulations. We have received a review letter recommending approval from our engineer, revised plans, the bond estimate, and the Developer’s Improvement Agreement. We also received a 90-day extension letter on 9/7/23, will require action from the Board.

**MOTION** was made by Dave Leid and seconded by Scott Artz to accept the extension letter for a 90-day time extension for Stashaway Storage Preliminary/Final Land Development Plan to 12/9/23. Motion unanimously carried.

**MOTION** was made by Scott Artz and seconded by Dave Leid to recommend approval of the Stashaway Storage Preliminary/Final Land Development Plan to the Board of Supervisors. Motion unanimously carried.

**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. A 90-day extension letter was received on 9/7/23, which will require action from the Board.

**MOTION** was made by Dave Leid and seconded by Scott Artz to accept the extension letter for a 90-day time extension for NLT Warehouse and Trailer Storage Project to 12/11/23. Motion unanimously carried.

**Mt. Pleasant Ventures Preliminary Subd Plan** – This plan proposes the development of 123 single family residential lots located at Jay Street and Horizon Boulevard. There are no new updates.

**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. 8<sup>th</sup> Avenue. A fourth review letter was sent from ARRO to the developer's engineer. 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.

**Cormick and Megan Hostetter Stormwater Management Plan** – This plan is a stormwater management plan to develop an existing lot of record with a single-family home located at 1111 Kochenderfer Road. We received the revised plans on 8/22/23, the second review letter provided by Steckbeck on 8/30/23 and the resubmittal of revised plans on 9/7/23. We are waiting for the review letter from Steckbeck. There is no action required of the Board tonight.

**Manor View Estates Prelim/Final Subdivision and Land Dev. Plan** – This plan proposed thirty (30) new single-family dwellings located on the West side of Grace Avenue. The property is also known as the Perry Tract which is being developed by Escambia. The first review letter provided by Steckbeck was provided to the developer's engineer on 9/8/23. There is no action required of the Board tonight.

**RECEIVING OF NEW PLANS** – None

**ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS** – None

With no further business to discuss, the meeting was adjourned at 7:18 pm.

**MOTION** was made by Scott Artz and seconded by Dave Leid to adjourn. Motion unanimously carried.

Respectfully Submitted,

Elizabeth Pedersen  
Recording Secretary