

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
October 9, 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 Pledge of Allegiance was recited. The following Commission members and Township staff were present:

Darlene Martin - Chairperson
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, Josh Weaber representing Chrisland Engineering and several Township residents.

MEETING MINUTES from September 11, 2023, are ready for action.

Mr. Artz brought the inconsistency of the attendance record in the minutes to the Commission and asked that a correction be made to the attendance record.

MOTION was made by Dave Leid and seconded by Scott Artz to correct and approve the September 11, 2023, Planning Commission meeting minutes. Motion passed unanimously.

PUBLIC COMMENTS

Susan Mion – Jubilee concerns - Ms. Mion, on behalf of herself and other neighbors, expressed her continued 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

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. Josh Weaber, representing Chrisland Engineering, was in attendance and presented the plan and its purpose to the Commission. The Township received the approval letter from Lebanon County Conservation District, and the review letter from Steckbeck Engineering recommending approval. The Township is still waiting for the Letter of Credit and some additional agreements. Mgr. Books respectfully asked the Commission to recommend approval of this plan.

MOTION was made by Scott Artz and seconded by Dave Leid to recommend approval of the Cormick and Megan Hostetter Stormwater Management Plan. 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.

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. 8th Avenue. There are no new updates.

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, however Josh Weaber stated that the Commission could remove this Sketch Plan from their agenda.

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 Township received a comment letter from the Lebanon County Planning Department on 9/12/2023. There is no action required of the Board tonight. Mgr. Books noted that Justin from Integrated Consulting is hoping to resubmit plans in time for the November meeting.

RECEIVING OF NEW PLANS –

Stanley Martin Final Subdivision and Land Dev. Plan – This plan proposes to create a new single family residential building lot located at 275 Narrows Drive. Josh Weaber, representing Chrisland Engineering, was in attendance and presented the plan and its purpose to the Commission. The Township received a review letter from Lebanon County Conservation District on 9/27/2023, the first review letter from Steckbeck Engineering on 10/2/2023 and a review letter from Lebanon County Planning Department on 10/3/2023.

MOTION was made by Scott Artz and seconded by Dave Leid to accept the subdivision and land development plans for Stanley Martin.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS – None

With no further business to discuss, the meeting was adjourned at 7:15 pm.

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

Respectfully Submitted,

Elizabeth Pedersen
Recording Secretary