

**MINUTES**  
**NORTH LEBANON TOWNSHIP**  
**PLANNING COMMISSION**  
**November 13, 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  
Kevin George – Member  
David Leid – Member  
Lori Books – Township Manager

The following Commission members were absent:

William Smeltzer - Vice-Chairman

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

**MEETING MINUTES** – Chairperson Martin asked if there were any additions or corrections to the minutes from October 9, 2023. Hearing none, she asked for a motion to approve the minutes.

**MOTION** was made and seconded to approve the October 9, 2023, Planning Commission meeting minutes. Motion passed unanimously.

**PUBLIC COMMENTS**

**Susan Mion – Jubilee Ministries concerns** - Ms. Mion, on behalf of herself and other neighbors, wants the Board to know they remain opposed to any potential submission from Jubilee Ministries.

**PLANS READY FOR RECOMMENDATION** – None

**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. The Township received a time extension letter to extend the expiration date to February 12, 2024, which requires action from the Commission.

**MOTION** was made by Dave Leid and seconded by Kevin George to accept the time extension letter for Mt. Pleasant Ventures Subdivision Plan to February 12, 2024. 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. 8<sup>th</sup> Avenue. The Township received a plan review comment letter from AARO and the NPDES Permit approval from LCCD. The engineer also provided an extension letter to extend the expiration date to January 8, 2024, which requires action from the Commission.

**MOTION** was made by Scott Artz and seconded by Dave Leid to accept the time extension letter for Briar Ridge Commons Land Development and Subdivision Plan to January 8, 2024. Motion unanimously carried.

**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 time extension letter to extend the expiration date to January 16, 2024, which requires action from the Commission.

**MOTION** was made by Kevin George and seconded by Dave Leid to accept the time extension letter for Manor View Estates Preliminary/Final Subdivision and Land Development Plan to January 16, 2024. Motion unanimously carried.

**Stanley Martin Final Subdivision and Land Dev. Plan** – This plan proposes to create a single-family residential building lot located at 275 Narrows Drive. There are no new updates.

**RECEIVING OF NEW PLANS** – None

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

With no further business to discuss, the meeting was adjourned at 7:07 pm.

**MOTION** was made by Kevin George and seconded by Dave Leid to adjourn. Motion unanimously carried.

Respectfully Submitted,

Elizabeth Pedersen  
Recording Secretary