

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
JANUARY 8, 2024**

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:

Kevin George – Vice-Chairman  
William Smeltzer – Member

Also in attendance were Lizzy Pedersen, recording secretary, Ethan Gehenio, representing Steckbeck Engineering, Ed Van Arsdale, representing ARRO, and several Township residents.

Manager Books noted that Darlene has taken her Oath of Office.

**REORGANIZATION OF MEMBERS**

Manager Books asked for nominations for officers. Scott Artz nominated Darlene Martin as Chairperson and Kevin George as Vice-Chairman. Hearing no other nominations, the floor was closed for nominations.

**MOTION** was made by Scott Artz and seconded by Dave Leid to nominate and appoint Darlene Martin as Chairperson and Kevin George as Vice-Chair. Motion unanimously carried.

**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.

**MEETING MINUTES** – Chairperson Martin asked if there were any additions or corrections to the minutes from December 11, 2023. Hearing none, she asked for a motion to approve the minutes.

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

**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 122 single family residential lots located at Jay Street and Horizon Boulevard. Ethan Gehenio, representing Steckbeck Engineering, presented the plan and the requested waivers to the Commission. Ed Van Arsdale, representing ARRO, was also present to clarify any questions regarding his latest review letter.

Many questions were asked and answered regarding the requested waivers.

**MOTION** was made by Scott Artz and seconded by Dave Leid to recommend approval of the requested waivers as presented. 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 an extension letter to extend the review period to March 11, 2024, which requires action from the Commission.

**MOTION** was made by Dave Leid and seconded by Scott Artz to accept the time extension letter for Briar Ridge Commons Land Development and Subdivision Plan to March 11, 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 review period to March 19, 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 Manor View Estates Preliminary/Final Subdivision and Land Development Plan to March 19, 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. The Township received a time extension letter to extend the review period to April 8, 2024, which requires action from the Commission.

**MOTION** was made by Dave Leid and seconded by Scott Artz to accept the time extension letter for the Stanley Martin Final Subdivision and Land Development Plan an additional ninety (90) days to April 8, 2024. Motion unanimously carried.

### **RECEIVING OF NEW PLANS** –

**Flexo-Pack USA Prelim/Final Major Subdivision and Land Dev. Plan** – This plan proposes to create a new plastics manufacturing facility along with supporting railroad access spur, truck access and employee access parking areas. Also proposes a reconfigured 21.67-acre lot.

**MOTION** was made by Scott Artz and seconded by Dave Leid to accept the Flexo-Pack USA Preliminary/Final Major Subdivision and Land Development Plan. Motion Unanimously carried.

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

### **2023 Year End Summary**

This annual summary lists all the plans reviewed, approved, and pending that the Commission has looked at. It also reflects the attendance of the members and other topics of interest. The Year End Summary is then submitted to the Board of Supervisors for their review.

**MOTION** was made by Scott Artz and seconded by Dave Leid to approve the 2023 Year End Summary. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:33 pm.

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

Respectfully Submitted,

Elizabeth Pedersen  
Recording Secretary