

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 12, 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
Kevin George – Vice-Chairman
Scott Artz – Member
David Leid – Member
Lori Books – Township Manager

The following Commission member was absent:

William Smeltzer – Member

Also in attendance were several Township residents.

PUBLIC COMMENTS

Susan Mion – Jubilee Ministries concerns – Ms. Mion wants to remind the Planning Commission that herself and many residents are opposed to any potential submission from Jubilee Ministries.

Steve Dresch – Flexo-Pack Plan – Mr. Dresch wanted the Commission to know his concerns regarding his home and the potential damage that may come from blasting when the new facility is constructed. He asked if we could ask the contractor or developer to place his property on their insurance during the project. Manager Books stated they cannot require the developers to do that, but they could ask them to cooperate with Mr. Dresch should any damage occur because of any blasting they may do.

MEETING MINUTES – Chairperson Martin asked if there were any additions or corrections to the minutes from January 8, 2024. Hearing none, she asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Kevin George to approve the January 8, 2024, 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 120 single family residential lots located at Jay Street and Horizon Boulevard. We received revised plans on February 2nd and

our engineer ARRO provided comments on February 7th. The Township also received an extension letter to extend the review period to April 12, 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 the Estates at Hearthside Plan to April 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. 8th Avenue. There have been no new updates since October 18, 2023. Manager Books indicated the developer is working with the Municipal Authority on pump station upgrades to the 8th Avenue Pump Station which are necessary for the anticipated sewage flow that will be generated from this development.

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 revised plans on January 24th and comments were subsequently provided on February 6th.

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 revised plans on February 6th. We expect a review letter shortly.

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. Review comments were provided on January 18th by our engineer and on January 30th by the Lebanon County Planning Department.

RECEIVING OF NEW PLANS – There were no new plans submitted since the last meeting.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS –

Conditional Use Hearing Scheduled for Feb. 19th before the Board of Supervisors

For an off-premises sign to be located at 1754 State Route 72 N

Manager Books started by stating the applicant was unable to fly in for tonight's meeting so she will review the application with the Commission. The applicant is Dave Speaker of Summit Locations out of Ohio. He is requesting permission to place an off-premises billboard on property owned by IVC Realty at 1754 State Route 72 North. Manager Books reviewed the application, the sign regulations, and the conditional use terms as outlined in our Zoning Ordinance. She stated the property was posted as required, the public hearing has been advertised as required, and we sent letters notifying the immediate adjacent neighbors of the upcoming hearing. She was asked if the proposed sign would be an LED sign to which she replied she had email correspondence with the applicant in which he indicated it would be a regular vinyl sign. Discussion continued.

MOTION was made by Scott Artz and seconded by Dave Leid to recommend approval of the conditional use application to the Board of Supervisors. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:17 pm.

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

Respectfully Submitted,

Elizabeth Pedersen
Recording Secretary