

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
March 11, 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
Vacancy – Member
Lori Books – Township Manager

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.

MEETING MINUTES – Chairperson Martin asked if there were any additions or corrections to the minutes from February 12, 2024. Hearing none, she asked for a motion to approve the minutes.

MOTION was made by Kevin George and seconded by Dave Leid to approve the February 12, 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. The Township received an extension letter to extend the review period to June 10, 2024, which requires action from the Commission.

MOTION was made by Scott Artz and seconded by Kevin George to accept the time extension letter for the NLT Warehouse & Trailer Storage Plan to June 10, 2024. Motion unanimously carried.

Mt. Pleasant Ventures Preliminary Subd Plan (the Estates at Hearthside) – 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. 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 have been no new updates since October 18, 2023. The Township received an extension letter to extend the review period to June 10, 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 Briar Ridge Commons Plan to June 10, 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. We received a copy of the HOP package that was submitted to PennDOT. The Township also received an extension letter to extend the review period to June 18, 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 the Manor View Estates Plan to June 18, 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 revised plans on February 29th as well as a waiver request letter. We expect a review letter shortly. No action is required tonight.

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. No new update since our review comments that were provided on January 18th by our engineer.

RECEIVING OF NEW PLANS –

Sunny Lane Foods/Scout Cold Storage Prelim/Final Land Dev. Plan – This plan proposes to construct a 109,618 sq. ft. building addition to the existing building. The addition will be used for manufacturing and additional office space. Stormwater management upgrades are being proposed and the sanitary sewer will also be updated as part of this plan.

MOTION was made by Kevin George and seconded by Dave Leid to accept the Sunny Lane Foods/Scout Cold Storage Preliminary/Final Land Development Plan. Motion Unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS – None

With no further business to discuss, the meeting was adjourned at 7:09 pm.

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

Respectfully Submitted,

Lori A. Books
Township Secretary