

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
April 08, 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
David Leid – Member
Sam Pennypacker – Member
Lori Books – Township Manager

The following Commission member was absent:

Kevin George – Vice Chair
Scott Artz - Member

Also in attendance were Angela Horst, recording secretary, Ethan Gehenio representing Steckbeck Engineering, and several Township residents.

PUBLIC COMMENTS

The Commission welcomed our newest member, Sam Pennypacker. Sam is filling the unexpired term of William Smeltzer which will end on 12/31/2026.

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 March 11, 2024. Hearing none, she asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to approve the March 11, 2024, Planning Commission meeting minutes. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION –

Stanley Martin Final Subd. & Land Dev. Plan – this project is located at 275 Narrows Drive and will create one new single family building lot. Manager Books noted that we received a plan review extension letter that the Commission must act on. We also received a letter from the developer’s engineer requesting a waiver to the ordinance which requires the installation of sidewalks. There is currently sidewalk on the adjacent property and this would be a continuation of that sidewalk. The Commission will need to act on their request. Manager Books explained to the Commission members that this plan is very close to having all their agreements executed and therefore the plan would be ready for a recommendation for approval. She asked for the Commission to conditionally approve the plan contingent upon all agreements and bonding being in place before the Board of Supervisors would approve.

MOTION was made by Dave Leid and seconded by Darlene Martin to accept the plan review extension letter dated 4/3/24 for an additional 90 days. Motion passed unanimously.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to recommend denying the requested waiver regarding installation of sidewalks. Motion passed unanimously.

MOTION made by Dave Leid and seconded by Sam Pennypacker to recommend approval of the Final Subdivision and Land Development Plan for Stanley Marting at 275 Narrows Drive contingent upon all agreements being executed and the bonding being in place prior to plan approval. Motion passed unanimously.

Mt. Pleasant Ventures Preliminary Subd Plan/The Estates at Hearthside – This project is located at 1415 Jay Street and the South side of Horizon Boulevard. Manager Books stated we received a plan review extension letter which requires action by the Commission. We also received a letter with several waiver requests that will need to be reviewed and acted upon. She reported that the township engineer is recommending approval of the requested waivers as well as plan approval contingent upon all necessary agreements being executed by the Township Municipal Authority.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to accept the plan review extension letter to June 17, 2024. The motion was passed unanimously.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to recommend approval of the requested waivers. The motion was passed unanimously.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to recommend approval of the Preliminary Subdivision and Land Development Plan for the Estates at Hearthside contingent on Municipal Authority approval of the sewer design and associated agreements. The motion passed unanimously.

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 and proposes the construction of a new warehouse and trailer storage. There have been no new updates on this plan since 3/23/23.

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.

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. Manager Books stated our traffic engineer reviewed the traffic study and provided his review letter. There were no major concerns. We are waiting for revised plans and execution of agreements.

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. The plans also propose a reconfigured 21.67-acre lot. Manager Books stated we

received a plan review extension letter which requires action from the Commission. She also mentioned that we received revised plans on 3/19 and our engineer provided plan review comments on 3/26/24.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to accept the plan review extension letter to June 19,2024. The motion was passed unanimously.

Sunny Lane Foods/Scout Cold Storage Prelim/Final Land Dev. Plan – This plan proposes constructing a 109,618 sq. ft. 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. We received a plan review letter from ARRO on 3/18/24. We received the plan review letter from LCPD on 3/27/24. No action is required tonight. We are waiting on the resubmittal of revised plans.

RECEIVING OF NEW PLANS – None

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS – Steve Dresch asked to review the requested waivers for Flexo-Pack plan.

With no further business to discuss, the meeting was adjourned at 7:18 pm.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to adjourn. Motion unanimously carried.

Respectfully Submitted,

Angela Horst
Recording Secretary