

**MINUTES**  
**NORTH LEBANON TOWNSHIP**  
**PLANNING COMMISSION**  
**May 13, 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 Chair  
David Leid – Member  
Scott Artz - Member  
Sam Pennypacker – Member  
Lori Books – Township Manager

Also in attendance was Ethan Gehenio representing Steckbeck Engineering, and several Township residents.

**PUBLIC COMMENTS**

Ethan Gehenio of Steckbeck Engineering was present to review a potential land development plan for Our Lady of the Cross on Grace Avenue. Ethan reviewed a conceptual plan showing their plans for a piece of property across the street from their current location. They are doing their due diligence before purchasing the property. The sketch plan showed a new building which would become the new school, a parking lot, a soccer field, and stormwater facilities. The property is zoned rural residential which a school is a permitted use.

**Susan Mion – Jubilee Ministries concerns** – Ms. Mion asked if there was any new information regarding the Jubilee owned property on E. Kercher Avenue. She also wanted to remind the Planning Commission that herself and many residents of the coalition are opposed to any potential submission from Jubilee Ministries at this location.

**MEETING MINUTES** – Chairperson Martin asked if there were any additions or corrections to the minutes from April 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 April 8, 2024, Planning Commission meeting minutes. Motion passed unanimously.

**PLANS READY FOR RECOMMENDATION** –

**Briar Ridge Commons-Apartments Final Subd. & Land Dev. Plan** – this project is located at the intersection of N 8<sup>th</sup> Avenue and Kimmerlings Road and proposes the development of twelve (12) garden style apartments, each with twelve (12) units, and five (5) single family residential lots.

Ethan reviewed the requested waivers for this plan. The first waiver is to show the location map at 1,500 ft. to the inch instead of 1,000 or 2,000. The second waiver requests only to show existing utilities within 75' of the subject property.

**MOTION** was made by Kevin George and seconded by Dave Leid to recommend approval of the waivers as presented.

Susan Mion asked several questions regarding the sewer lines. Manager Books explained all the sewer laterals on the apartment building property will remain privately owned. The developer is adding a manhole at our existing sewer main which will be dedicated to the Township.

Scott Artz asked if we resolved the issue with the requested fence. Manager Books stated that we did request the developer to install a fence, however, we cannot require them to do so. They do have a screen planting along that section of the property shown on the plans.

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 the financial security bonding being in place before the Board of Supervisors would approve.

**MOTION** was made by Dave Leid and seconded by Kevin George to recommend approval of the Final Subdivision and Land Development Plan for Briar Ridge Commons-Apartment contingent upon all agreements being executed and the bonding being in place prior to plan approval. 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.

**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 are waiting for revised plans and execution of agreements. This plan should be ready for action for next month.

**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 that we received revised plans on 5/8/24 and she expects a review letter later this week.

**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 revised plans on 4/26/24 and our engineer provided his review comment letter on 5/7/24. We are waiting for revised plans to be submitted.

### **RECEIVING OF NEW PLANS**

**Earl & Alma Weaver / Stephen & Esther Weaver** – Ethan Gehenio of Steckbeck Engineering reviewed this plan. The plan shows a lot addition of 15.653 acres going from Earl & Alma Weaver to Stephen & Esther Weaver. The properties are located on the west side of Mount Zion Road and are split between Bethel Township and North Lebanon Township.

**MOTION** was made by Dave Leid and seconded by Kevin George to accept the Final Subdivision and Land Development Plan for Earl & Alma Weaver and Stephen & Esther Weaver. Motion passed unanimously.

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

With no further business to discuss, the meeting was adjourned at 7:20 pm.

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

Respectfully Submitted,

Angela Horst  
Recording Secretary