

**MINUTES**  
**NORTH LEBANON TOWNSHIP**  
**PLANNING COMMISSION**  
**June 10, 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 were several Township residents.

**PUBLIC COMMENTS**

**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 May 13, 2024. Hearing none, she asked for a motion to approve the minutes.

**MOTION** was made by Scott Artz and seconded by Kevin George to approve the May 13, 2024, Planning Commission meeting minutes. Motion passed unanimously.

**PLANS READY FOR RECOMMENDATION**

**Manor View Estates Preliminary/Final Subd. & Land Dev. Plan** – this project is located on the west side of Grace Avenue and proposes the development of thirty (30) new single family residential lots.

Manager Books explained that the developer thought they would be ready for tonight’s meeting, but they are still working on their agreements and bonding. Hopefully they will be ready for approval next month.

**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.

**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 are waiting on revised plans after our last review letter on 5/10/24.

**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 5/31/24 and are waiting on our engineers latest review comments.

**Earl & Alma Weaver / Stephen & Esther Weaver** – This 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. We received our engineers comment review letter on 5/16 and Lebanon County Planning Department's review letter on 6/4/24. We are waiting for revised plans to be submitted.

**RECEIVING OF NEW PLANS** – None

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

**ADDITIONAL PUBLIC COMMENTS**

**Karen Wolfe – Fireflies** – Ms. Wolfe asked what the process would be to create a firefly sanctuary on their property on Christine Drive. Manager Books stated she would need to look into it with our zoning department and get back to her.

With no further business to discuss, the meeting was adjourned at 7:10 pm.

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

Respectfully Submitted,

Lori A. Books  
Township Manager