

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
July 8, 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
Scott Artz - Member
Lori Books – Township Manager

The following Commission members were absent:

Kevin George – Vice Chair
Sam Pennypacker – Member

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.

Eric Allen Paul – Asked several questions on the process should Jubilee Ministries submit a plan.

MEETING MINUTES – Chairperson Martin asked if there were any additions or corrections to the minutes from June 10, 2024. Hearing none, she asked for a motion to approve the minutes.

MOTION was made by Scott Artz and seconded by Dave Leid to approve the June 10, 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 and proposes the construction of a new warehouse and trailer storage. There have been no new updates on this plan since 3/23/23. We received a plan review extension letter.

MOTION was made by Dave Leid and seconded by Scott Artz to accept the plan review extension letter to December 16, 2024. The motion was passed unanimously.

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 they are still working on their agreements and bonding. Hopefully they will be ready for approval 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 are waiting on revised plans after our last review letter on 5/10/24. We did receive a plan review extension letter.

MOTION was made by Scott Artz and seconded by Dave Leid to accept the plan review extension letter to September 17,2024. 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. Our engineer provided his latest review comments on 6/24/24. We also received a plan review extension letter.

MOTION was made by Dave Leid and seconded by Scott Artz to accept the plan review extension letter to August 19,2024. The motion was passed unanimously.

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 are waiting for revised plans to be submitted.

RECEIVING OF NEW PLANS

Estates at Hearthside, Phase 1 Final – This plan is located on the North side of Horizon Blvd. at Jay Street. Phase 1 is comprised of 29 lots which will start at the end of Homestead Acres.

MOTION was made by Scott Artz and seconded by Dave Leid to accept the Estates at Hearthside, Phase 1 Final Subdivision and Land Development Plan. The motion was passed unanimously.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

DRAFT Subdivision and Land Development Ordinance – Manager Books explained that the Township is currently working on their own Subdivision and Land Development Ordinance. As you may recall, we used to use the Lebanon County Planning Department to review and approve our subdivision and land development plans. About two years ago, the Township hired their own engineer to perform this duty. Since then, we have been using the County's Ordinance and have been working on preparing our own ordinance. She explained that we are getting close to asking for comments from the Commission and stated she provided each member with a copy of the DRAFT ordinance via email so that they have a chance to read the entire document before the Supervisors ask for a recommendation to approve the new ordinance. Manager Books anticipates this to happen within the next several months. If anyone has any comments or questions in the meantime, they should reach out to Manager Books.

ADDITIONAL PUBLIC COMMENTS – 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 Manager