

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
August 12, 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
Sam Pennypacker - Member
Scott Artz - Member
Lori Books – Township Manager

Also in attendance were Misty Bender, recording secretary, Alex Kinzey and Ethan Gehenio, representing Steckbeck Engineering, and several Township residents.

PUBLIC COMMENTS

Susan Mion – Jubilee Ministries concerns – Ms. Mion wanted to remind the Planning Commission that herself and many residents of the coalition are opposed to any potential submission from Jubilee Ministries for the property they own on E. Kercher Ave. Ms. Mion also inquired as to the function and purpose of the Planning Commission. Manager Books outlined the purpose and guidelines of the Planning Commission and explained the function of the planning process from start to finish regarding reviewing subdivision and land development plans.

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

PLANS UNDER REVIEW or READY FOR RECOMMENDATION

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 3/23/2023.

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. We received a plan review extension letter.

MOTION was made by Scott Artz and seconded by Kevin George to accept the plan review extension letter to December 17, 2024. The motion passed unanimously.

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. Alex Kinzey of Steckbeck Engineering was present to review the plan and the five requested waivers.

The first waiver request was to combine the preliminary and final plan into one to avoid redundant plan submission.

MOTION was made by Kevin George and seconded by Dave Leid to recommend approval of the first waiver. The motion passed unanimously.

The second waiver was to change the scale of the plans from 1" = 800' to 1" = 1000' to cover the entire property.

MOTION was made by Scott Artz and seconded by Kevin George to recommend approval of the second waiver. The motion passed unanimously.

The third waiver was to make the entire property a blanket easement, with access at any point, in lieu of marking each individual easement for access.

MOTION was made by Dave Leid and seconded by Kevin George to recommend approval of the third waiver. The motion passed unanimously.

The fourth waiver was to keep driveways separated between truck traffic, employee traffic, and pedestrians rather than have them all be interconnected with an internal circulation. The plan does show knockdown gates in case of emergencies and increased space around all buildings for ease of access for emergency vehicles.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to recommend approval of the fourth waiver. The motion passed unanimously.

The fifth waiver requested relief to the requirement that detention basins be placed at least 100' from the rim of any closed depression. The plans indicate they will have a Geotechnical Engineer present to assess any potential problems or repairs that would need to be made due to depressions, in lieu of having detention basins placed at least 100 ft from the rim of any closed depression, as the project would not then be possible.

Scott Artz asked for clarification on what closed depressions they had discovered. Alex Kinzey explained that borings were done in depth of 30 foot to assess the current bedrock and limestone and that there are no signs or concerns that would indicate a current risk. Also mentioned that any geological risks that may arise will be minimized by the presence and action of ECS.

MOTION was made by Kevin George and seconded by Dave Leid to accept the fifth waiver. 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. Ethan Gehenio of Steckbeck Engineering reviewed an extension letter request, the

waiver of four items, and asked for the Commission to recommend approval of the final land development plans to be approved by the Board of Supervisors at their next meeting.

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

The first waiver was to combine the preliminary and final plan into one to avoid redundant plan submission.

MOTION was made by Scott Artz and seconded by Kevin George to recommend approval of the first waiver. The motion passed unanimously.

The second waiver was to have ECS Supervision and testing prior to construction to assess any potential problems or repairs that would need to be made due to depressions, in lieu of having detention basins placed at least 100 ft from the rim of any closed depression, as the project would not then be possible.

MOTION was made by Kevin George and seconded by Dave Leid to recommend approval of the second waiver. The motion passed unanimously.

The third waiver was to consider all existing and proposed improvements as new improvements from a stormwater design standpoint.

MOTION was made by Dave Leid and seconded by Kevin George to recommend approval of the third waiver. The motion passed unanimously.

The fourth waiver request was to allow swale basins to be 1.5 feet wide opposed to the required 2 feet minimum, to meet the requirements for the Bottom Width to Flow Depth minimum ratio required by NPDES and E&S. Stability calculations show that results of this change would allow the channels more stability than the initial requested 2 foot.

MOTION was made by Scott Artz and seconded by Kevin George to recommend approval of the last waiver. The motion passed unanimously.

Ethan Gehenio requested the Commission to recommend approval of the Final Land Development plan for Sunny Lane Foods/Scout Cold Storage contingent upon all agreements being executed and financial security being in place prior to approval of the Board of Supervisors.

MOTION was made by Kevin George and seconded by Sam Pennypacker to recommend approval of the Final Land Development Plan for Sunny Lane Foods/Scout Cold Storage contingent on all agreements being executed and the financial security being in place prior to approval by the Board of Supervisors. The motion 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. An plan review extension letter was provided for approval, to extend the review date to November 9th, 2024.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to accept the plan review extension letter to November 9, 2024. The motion passed unanimously.

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. No action was required at this time.

RECEIVING OF NEW PLANS

Iona Investment Group LLC – This plan is located on the WS of Old Ebenezer Road, a 13.09-acre plot, and proposes the development of storage units.

MOTION was made by Kevin George and seconded by Sam Pennypacker to accept the Iona Investment Group LLC Plans to begin the review process. The motion passed unanimously.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

No further discussion or comments from Members.

With no further business to discuss, the meeting was adjourned at 7:41 pm.

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

Respectfully Submitted,

Misty Bender
Recording Secretary