

**MINUTES**  
**NORTH LEBANON TOWNSHIP**  
**PLANNING COMMISSION**  
**September 9, 2024**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was called to order at 7:00 PM by Member David Leid 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:

David Leid – Member  
Sam Pennypacker - Member  
Scott Artz - Member  
Lori Books – Township Manager

Absent: Darlene Martin – Chairperson  
Kevin George – Vice Chair

Also in attendance were 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.

**MEETING MINUTES** – Member Dave Leid asked if there were any additions or corrections to the minutes from August 12, 2024. Hearing none, he asked for a motion to approve the minutes.

**MOTION** was made by Scott Artz and seconded by Sam Pennypacker to approve the August 12, 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 revised plans on 9/4/24. We are waiting for a clean letter from our engineer, executed agreements to be returned, fees to be paid, and financial security from the developer.

**Flexopack 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. We received a plan review extension letter for this plan.

**MOTION** was made by Sam Pennypacker and seconded by Scott Artz to accept the plan review extension to November 18, 2024. Motion carried unanimously.

**Earl & Alma Weaver / Stephen & Esther Weaver** – This plan proposes 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. Ethan Gehenio was present to review the plans, and the two waivers requested.

The first waiver is to Section 402.C.1. which requires the location drawing map scale to be 1" = 800'. Due to the size of the properties involved they are requesting a waiver to allow a location map to be at a scale of 1" = 2000'. The second waiver is to Section 402.C.5. which states the scale shall not exceed 50 feet to the inch. Due to the size of the properties, they are requesting a waiver to allow a plan scale of 1" = 100'.

Manager Books told the Commission the Township's Alternate Engineer, Ed Van Arsdale of ARRO, has provided us with a letter recommending approval of the requested waivers as well as approval of the plan.

**MOTION** was made by Scott Artz and seconded by Sam Pennypacker to recommend approval of the two waivers as reviewed, the Planning Waiver and Non-Building Declaration and the Subdivision Plan for Earl & Alma Weaver and Stephen & Esther Weaver. The motion passed unanimously.

**Estates at Hearthside, Phase 1 Final** – This plan is located on the North side of Horizon Blvd. just East of Jay Street. Phase 1 is comprised of 29 lots. We received a plan review extension letter for this plan.

**MOTION** was made by Scott Artz and seconded by Sam Pennypacker to accept the plan review extension to December 16, 2024. Motion carried unanimously.

**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. Our engineer is currently reviewing this plan.

**RECEIVING OF NEW PLANS** – None

**ITEMS FOR DISCUSSION** – Manager Books explained the Board of Supervisors intends to advertise for a public hearing to be held at their October meeting to approve a new Subdivision and Land Development Ordinance (SALDO). We have been following the County's Subdivision and Land Development Ordinance. The Township no longer uses the County as their engineer as they have hired their own engineer for plan reviews. Since then, our engineer and township staff have been working on preparing our own ordinance. The proposed ordinance follows the same technical items. The main thing that was updated was the administration section and the new submission procedures. Member Scott Artz had several questions. The Commission hopes to review the entire ordinance to offer comments to the Board of Supervisors at their next meeting.

**COMMENTS FROM COMMISSION MEMBERS** – None

With no further business to discuss, the meeting was adjourned at 7:16 pm.

**MOTION** was made by Scott Artz and seconded by Sam Pennypacker to adjourn. Motion unanimously carried.

Respectfully Submitted,

Misty Bender  
Recording Secretary