

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
December 11, 2023**

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

Kevin George – Member  
Scott Artz – Member  
David Leid – Member  
Lori Books – Township Manager

The following Commission members were absent:

Darlene Martin - Chairperson  
William Smeltzer - Vice-Chairman

Also in attendance were Lizzy Pedersen, recording secretary, Terri Delo, representing Integrated Consulting, and several Township residents.

**TEMPORARY CHAIRPERSON** – Mgr. Books respectfully asked the Commission to nominate a Temporary Chairperson, due to the absence of Chairperson Martin and Vice-Chairman Smeltzer.

**MOTION** was made by Scott Artz and seconded by Dave Leid to nominate Commission Member Kevin George as Temporary Chairperson for the duration of the meeting. Motion passed unanimously.

**PUBLIC COMMENTS**

**Susan Mion – Jubilee Ministries concerns** - Ms. Mion, on behalf of herself and other neighbors, wants the Board to know they remain opposed to any potential submission from Jubilee Ministries.

**MEETING MINUTES** from November 13, 2023, are ready for action.

**MOTION** was made by Scott Artz and seconded by Dave Leid to approve the November 13, 2023, 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. The Township received an extension letter from the engineer granting a time review extension to March 11, 2024, which requires action from the Commission.

**MOTION** was made by Dave Leid and seconded by Scott Artz to accept the time extension letter for NLT Warehouse & Trailer Storage Land Development Plan to March 11, 2024.

**Mt. Pleasant Ventures Preliminary Subd Plan** – This plan proposes the development of 123 single family residential lots located at Jay Street and Horizon Boulevard. The Township received a Traffic Impact Study along with multiple Traffic Review Comments. The Township also received revised plans on December 7, 2023. There is no action required from the Commission.

**Briar Ridge Commons Land Dev & Subdivision Plan** – This plan proposes the development of twelve (12) garden style apartments, each with twelve (12) units, and five (5) single family residential lots. The property is located on the southeast corner of Kimmerlings Road and N. 8<sup>th</sup> Avenue. The developer continues to work with the NLT Municipal Authority for sewer capacity. There are no new updates.

**Manor View Estates Prelim/Final Subdivision and Land Dev. Plan** – This plan proposes 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. The Township received revised plans on November 13, 2023, and a comment review letter from Steckbeck on December 5, 2023.

Terri Delo, a representative from Integrated Consulting, presented a brief overview of the Manor View Estates Preliminary/Final Subdivision and Land Development Plan including the waivers they are hoping to receive. Mr. Artz had several questions for Ms. Delo regarding the waivers.

There is no action required from the Commission at this time.

**Stanley Martin Final Subdivision and Land Dev. Plan** – This plan proposes to create a single-family residential building lot located at 275 Narrows Drive. There are no new updates.

**RECEIVING OF NEW PLANS** – None

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

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

With no further business to discuss, the meeting was adjourned at 7:25 pm.

Respectfully Submitted,

Elizabeth Pedersen  
Recording Secretary