

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
October 14, 2024

The regularly scheduled meeting of the North Lebanon Township Planning Commission was called to order at 7:00 PM by Chairperson Darlene 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
Sam Pennypacker - Member
Scott Artz - Member
Lori Books – Township Manager

Absent: Kevin George – Vice Chair

Also in attendance were Misty Bender, recording secretary, Alex Kinzey, as Flexopack's Engineer, Atty. David Tshudy, representing Flexopack, Steve Sherk, Steckbeck Engineering, Township Engineer, Matt Kadwill with Nye Consulting Services, and several Township residents.

PUBLIC COMMENTS

Steve Sherk – SALDO – Steve Sherk reviewed the major differences between the proposed SALDO and the one currently in use. Steve pointed out that the overall content is more closely aligned to the Township's Zoning, Stormwater, and Access Management Ordinances. The new ordinance establishes plan processing requirements and procedures that are specific to North Lebanon Township while remaining in conformance with PA Municipalities Planning Code requirements. Steve discussed several other items and requirements the new ordinance should help to clarify.

Member Scott Artz had a few questions regarding specific word usage, grammatical questions, and asked for a few explanations within certain sections of the SALDO.

Steve Sherk explained that certain words are used to mimic the current ordinance as its standard practice to word things this way in an SALDO to remain consistent. He also went over the process of Applicant Appeals, Board Seals and Approvals, Plan Defects, and the Recorder of Deeds requirements.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to recommend approval of the proposed SALDO to the Board of Supervisors. Motion passed unanimously.

Steve Dresch wanted to bring an ongoing situation to the commission's attention. Back on September 21st, Verizon removed several utility poles that provided internet and phone service to his home. He has been without phone and internet ever since. He explained that he reached out Susan at the LVEDC and she replied via email that they have sold the property and are no longer responsible. A representative from Verizon told Mr. Dresch that it was the engineer who put the order in to remove the five polls. He just wants someone to get his service back up and running.

Atty. David Tshudy – Flexopack stated that this is the first he is hearing of this. He has taken Mr. Dresch's contact information to see if he can help with correcting this issue. Atty. Tshudy stated that the owners of Flexopack have not yet officially purchased the property.

Alex Kinzey – Steckbeck stated that he has been trying to get in contact with Verizon for months to get drafts made to reroute the utility lines and has not heard back. He stated that Verizon must have gone rogue as they (Steckbeck Engineering) did not put an order in to have the poles removed, nor have they signed or agreed to anything.

Manager Books and the Commission members agreed that it was not right that the polls were removed. Unfortunately, it needs to be sorted out between the property owners, the utility company, and Mr. Dresch. Mr. Dresch thanked the commission for listening.

Susan Mion – Jubilee Ministries concerns – Ms. Mion questioned if the new SALDO would influence any zoning changes moving forward & 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.

Manager Books stated the new SALDO is a separate document from the Zoning Ordinance. She reiterated what Steve Sherk mentioned earlier that the new SALDO requires all zoning compliance to be completed prior to submitting any subdivision or land developments plans to the Township for review and approval.

MEETING MINUTES – Darlene Martin asked if there were any additions or corrections to the minutes from September 9, 2024. Hearing none, she asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to approve the September 9, 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 are waiting for 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 have received a letter from ARRO recommending conditional approval upon receiving all agreements and the required financial security.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to recommend approval of the Flexopack Plans and agreements to the Board of Supervisors contingent upon receiving all executed agreements, fees, and financial security. 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 expect to receive agreements and financial security soon.

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. We received a plan review extension letter extending the deadline ninety days from the current expiration of November 10, 2024.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to accept the plan review extension letter to February 8, 2025. The motion passed unanimously.

RECEIVING OF NEW PLANS –

Martin Mennonite Church / Sketch Plan – This plan is located on the SE corner of Snow Drive & Grubb Avenue, a 29.11-acre plot, and proposes a two-lot subdivision and land development of the newly created lot #2. Lot #2 will be a 8.68-acre lot and the residual lands (Lot #1) will be 20.43-acres. The plan also illustrates the land development of a church on proposed Lot #2, including an access drive along Snow Drive, a parking lot, a cemetery area, a storage shed, stormwater basin areas, a sand mound for on-lot sewage disposal, and a well. Matt Kadwill with Nye Consulting Services was there to review the plan. We have received a review letter from Steckbeck.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to accept the Sketch Plan for Martin Mennonite Church. Motion passed unanimously.

ITEMS FOR DISCUSSION None.

COMMENTS FROM COMMISSION MEMBERS – None

MOTION was made by Dave Leid and seconded by Sam Pennypacker to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 8:06 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary