

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
November 12, 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  
Kevin George - Member  
Scott Artz - Member  
Lori Books – Township Manager

Absent: Sam Pennypacker - Member

Also in attendance were Misty Bender, recording secretary, Josh Weaber, with Chrisland Engineering, Ethan Gehenio from Steckbeck engineering and several Township residents.

**PUBLIC COMMENTS**

Susan Mion – 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** – Darlene Martin asked if there were any additions or corrections to the minutes from October 14, 2024. Hearing none, she asked for a motion to approve the minutes.

**MOTION** was made by David Leid and seconded by Kevin George to approve the October 14, 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.

**Estates at Hearthside, Phase 1** – This project is located on the North Side of Horizon Blvd, just east of Jay Street. Phase 1 is comprised of twenty-nine (29) residential lots. Ethan Gehenio from Steckbeck was here to drop off the executed agreements, review the plan and request conditional approval.

**MOTION** was made by Kevin George and seconded by David Leid to recommend the approval of the Estates at Hearthside Phase 1 Final Plan to the Board of Supervisors contingent upon receiving the financial security. Motion passed unanimously.

**Iona Investment Group LLC** – This plan is located on the WS of Old Ebenezer Road and proposes the development of storage units. We received revised plans on 10/22/24 and on 11/11/24 we received a review letter from Steckbeck Engineering. We are waiting on revised plans in response to the latest review letter.

**RECEIVING OF NEW PLANS** –

**Stanley A Martin** – This plan is located on the west side of Narrows Drive. Josh Weaber of Chrisland Engineering was present to review the plan with the Commission. This plan had recently gone through the subdivision process and was approved and recorded. When the engineering team went to install the lot markers an error was discovered. This plan is to correct the lot lines from the previously recorded plan.

**MOTION** was made by Kevin George and seconded by Scott Artz to accept the Stanley A Martin Subdivision/Lot Addition Plan. Motion passed unanimously.

**ITEMS FOR DISCUSSION** – None

**COMMENTS FROM COMMISSION MEMBERS** –

Our next meeting is on Monday, December 9, 2024.

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

With no further business to discuss, the meeting was adjourned at 7:14 pm.

Respectfully Submitted,

Misty Bender  
Recording Secretary