

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
December 9, 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
Scott Artz – Member
Sam Pennypacker - Member
Lori Books – Township Manager

Absent: Kevin George - Member

Also in attendance were Misty Bender, the recording secretary, and several Township residents.

PUBLIC COMMENTS

Susan Mion – Ms. Mion asked if there were any advancements on the Jubilee Ministries property. She 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 – Chairperson Martin asked if there were any additions or corrections to the minutes from November 12, 2024. Hearing none, she asked for a motion to approve the minutes.

MOTION was made by Scott Artz and seconded by Dave Leid to approve November 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. We have received a letter dated 11/18/2024 withdrawing the plan.

MOTION was made by Dave Lied and seconded by Sam Pennypacker to accept the withdrawal of the NLT Warehouse and Trailer Storage Land Development Plan. Motion passed unanimously.

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. We received a plan review extension until March 31, 2025.

MOTION was made by Sam Pennypacker and seconded by Dave Leid to accept the plan review extension for Manor View Estates Plan until March 31, 2025. 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 for revised plans in response to the latest review letter.

Stanley A Martin – This plan is located on the west side of Narrows Drive and is a plan to correct the lot lines from the previously recorded plan. We received a review letter from Steckbeck Engineering on 11/26/2024 recommending approval.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to recommend approval of the Revised Minor Subdivision Plan for Stanley A Martin. Motion passed unanimously.

ITEMS FOR DISCUSSION – None

COMMENTS FROM COMMISSION MEMBERS –

Scott Artz asked if the new SALDO that was adopted this year would have been helpful for the Stanley A Martin correction plan, regarding not having to start over from scratch.

Manager Books stated that if the original plan submission hadn't been recorded, they could have just submitted revised plans. Once a plan has gone through the entire process and has been recorded, they must start over from scratch to have a new plan approved and recorded to correct the mistake.

Our next meeting is on Monday January 13, 2025.

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

With no further business to discuss, the meeting was adjourned at 7:08 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary