

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 13, 2025**

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

Scott Artz – Chairman
David Leid – Vice-Chairman
Darlene Martin – Member
Sam Pennypacker – Member
Lori Books – Township Manager

The following Commission member was absent:
Kevin George – Member

Also in attendance were Misty Bender, the Recording Secretary, and several Township residents.

REORGANIZATION OF MEMBERS

Manager Books asked for nominations for officers. David Leid nominated Scott Artz as Chairperson and Scott Artz nominated David Leid as Vice-Chairman. Hearing no other nominations, the floor was closed for nominations.

MOTION was made by David Leid and seconded by Sam Pennypacker to nominate and appoint Scott Artz as Chairman. Motion unanimously carried.

MOTION was made by Scott Artz and seconded by Sam Pennypacker to nominate and appoint David Leid as Vice-Chairman. Motion unanimously carried.

The meeting was then turned over to the new Chair, Scott Artz, to conduct the remainder of the meeting.

PUBLIC COMMENTS

Susan Mion on behalf of herself and a large coalition of township residents, wanted to remind the Board that they remain opposed to any potential submission from Jubilee Ministries.

MEETING MINUTES – Chairperson Artz asked if there were any additions or corrections to the minutes from December 9, 2024. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Darlene Martin to approve the December 09, 2024, 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.

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. The plan review is on extension until March 31, 2025. There are no new updates on this plan.

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. There are no new updates on this plan.

Karen Wolfe questioned what this plan was for.

Manager Books stated that they intend to place storage units according to the plans they submitted.

Karen Wolfe also questioned what was going on at Lions Lake Park that the water level is so low. She voiced concern for the fish habitat that resides within the lake.

Manager Books stated the lake is undergoing a restoration project, and the fish naturally know what to do when the water level is reduced.

RECEIVING OF NEW PLANS – None.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

2024 Year End Summary

This annual summary lists all the plans reviewed, approved, and pending that the Commission has looked at. It also reflects the attendance of the members and other topics of interest. The Year End Summary is then submitted to the Board of Supervisors for their review.

MOTION was made by Sam Pennypacker and seconded by Dave Leid to approve the 2024 Year End Summary. Motion unanimously carried.

Manager Books wanted to make the commission aware that Sheetz has submitted plans for a property located on the corner of Rt 72 and Long Lane. The plans, however, have not been officially accepted yet as their Zoning Hearing Board meeting only takes place later this month. Our regulations state that all zoning approvals must be completed prior to plan submission. The developers were hoping we would start our review even though the plans have not been officially received by the Planning Commission so they could keep the project moving forward. This was just an FYI for the commission members so that when the plans are on a future agenda for submittal, you will notice prior review letters having already taken place.

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 7:12 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary