

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 10, 2025**

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

Also in attendance were several Township residents.

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 January 13, 2025. 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 January 13, 2025, 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. The Township is waiting for the executed agreements to be returned, fees to be paid, and financial security from the developer. 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. The Township is waiting for revised plans to be submitted in response to the latest review letter. The Township received a plan review extension letter from Chrisland Engineering on behalf of their clients for the Iona Investment Group, LP land development plan granting us a 90-day extension from the previous expiration date which will take us to May 7, 2025.

MOTION was made by Sam Pennypacker and Seconded by Dave Leid to accept the time extension letter for the Iona Investment Group plan. Motion passed unanimously.

RECEIVING OF NEW PLANS

Sheetz Lebanon, PA (Long Lane) Preliminary/Final Subd. & Land Dev. Plan - This project is located on the NW corner of Route 72 and Long Lane and proposes the subdivision and creation of one new lot. Lot #1 containing 4.93 acres is to be developed with a 6,139 sq. ft. Sheetz convenience store, including accessory fuel pumps, parking facilities, and other site improvements including stormwater management structures and facilities. The site will be serviced with connections to public water and public sewer. Lot #2 containing 6.800 acres will consist of the existing bank. On 12/11/2024 the Township received a waiver request letter from the developer. No one was present from their engineer to review the plans.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to accept the plans for Sheetz-Lebanon, Pa. Motion passed unanimously.

Sharon Ann Schulte – Final Lot Add-On Plan – This plan is located on the NS of Route 422/ES of Prescott Dr and proposes to join several lot additions with lands of three neighboring properties. Jason Chernich from Steckbeck was present to review the plan and go over the requested waiver.

They are seeking a waiver to Section 403.3B which requires all existing features to be shown within 50 fifty of the subject tracts. Due to the size of the properties involved and the fact that there are no proposed improvements, they are requesting a waiver to this section.

MOTION was made by Dave Leid and seconded by Darlene Martin to accept the plans for Sharon Ann Schulte.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Zoning Amendment from Tunnel Hill Road, LLC - This property is located on the WS of Route 72 N and the ES of Old Ebenezer Road. The applicant wishes to rezone the property from the current C-2A to R-2. The applicants plan on coming to the March PC meeting to present their case. This will be AFTER the township receives comments from the Lebanon County Planning Department or their 30-day time frame to comment has expired. Manager Books provided the Commission with background information for them to review ahead of time. Once the applicants present their case to the Commission, Manager Books will be looking for a recommendation to the Board of Supervisors on whether to approve or deny their request. She believes the Board of Supervisors intends to act on this request at their April meeting.

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 7:32 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary