

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 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
Kevin George – Member
Sam Pennypacker – Member
Lori Books – Township Manager

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

PUBLIC COMMENTS

Reilly Noetzel, Esquire was present to review a Zoning Amendment for his client, Tunnel Hill Road LLC regarding their property located on the WS of Route 72N and the ES of Old Ebenezer Rd. They wish to rezone the property from C-2A to R-2. The Township has also received comments from Lebanon County Planning on March 3rd regarding the case.

MOTION was made by Kevin George and seconded by Darlene Martin to recommend approval of the Zoning Amendment request from Tunnel Hill Road LLC, to rezone the property on the ES of Old Ebenezer Road from C-2A to R-2. Motion passed unanimously.

Susan Mion on behalf of herself and a large coalition of township residents, wanted to remind the Commission Members that they remain opposed to any potential submission from Jubilee Ministries. Susan also wanted to state her weariness regarding rezoning in the township, not wanting the changes to mess with the distinct texture that is North Lebanon.

Thomas Hallowell was in attendance to state his concerns regarding the Sheetz that is to be built on the NW Corner of Route 72 & Long Lane. Mr. Hallowell feels as though we do not need another convenience store in the area, and that the location of this Sheetz will highly interfere with the traffic, noise, light pollution and crime in the area. He stated that he understands that it is zoned correctly for the project but protests with the stance of the residents in that area getting the short end of the stick. Mr. Hallowell requests that the commission and the Board of Supervisors think thoroughly about this approval, and about whether this is truly going to be beneficial to the Township.

MEETING MINUTES – Chairperson Artz asked if there were any additions or corrections to the minutes from February 10, 2025. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Sam Pennypacker to approve the February 10, 2025, 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.

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. The Township has received an extension letter from their engineer granting an extension until September 30, 2025.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to accept the time extension letter for the Manor View Estates plan. Motion unanimously passed.

Iona Investment Group LLC – This plan is located on the WS of Old Ebenezer Road and proposes the development of storage units. The Township received revised plans & a letter of waiver requests on 2/26/2025. A review letter from Steckbeck Engineering was provided on 3/4/2025. We are waiting for the revised plans to be submitted.

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 two (2) lots. 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 2/14/2025 the township received revised plans and a waiver request from the engineer. Steckbeck Engineering provided their review letter on 2/28/2025. We are currently waiting for a revised plan submission.

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 from Steckbeck Engineering was present to review the requested waivers and ask for a recommendation for plan approval.

Waiver to Section 403.3.B – Existing features to be shown within 50’ of subject tract

Due to the size of the properties involved, and there being no improvements proposed, they are requesting a waiver to this section to permit the depiction of existing features as shown on the plan.

Waiver to Section 508.1.G – Placement of metallic markers

Complete boundary surveys were only performed for the Schulte property and the property owned by Johnson & Cappello. Partial boundary surveys were performed for the other receiving tracts for the property lines applicable to this project. They are requesting a waiver to permit the placement of iron pins only at the proposed property lines shown on the most recent plan.

Manager Books stated the Township received approval from the Authority for the Non-Building Waiver. The Township also received a clean letter from our Engineer recommending approval of the waivers and the plans.

MOTION was made by David Leid and seconded by Sam Pennypacker to recommend the approval of both waivers as requested. Motion passed unanimously.

MOTION was made by Kevin George and seconded by David Leid to recommend approval of the Non-Building Waiver and the plans to the Board of Supervisors. Motion passed unanimously.

RECEIVING NEW PLANS

R&L Carriers (Sketch Plan) – This plan is located on the NS of Route 422 just East of Narrows Drive. This sketch plan proposes to relocate R&L Carriers from their existing location at 200 Narrows Drive to this vacant industrial lot. It is contiguous to their existing facilities. They intend to build their new operations on this lot and sell or lease their existing property. The plan proposes a new 150-door dock facility with an attached office, as well as a ten-bay (10) maintenance building, a fuel island and a truck washing building. They are looking for feedback from the Township's engineer on the requirements and if the conceptual plan would be able to move forward to the land development phase as presented. The Township received a review letter from Steckbeck Engineering on 3/6/2025.

MOTION was made by Kevin George and seconded by David Leid to accept the sketch plan for R&L Carriers. Motion passed unanimously.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Next meeting to be held on Monday, April 14, 2025.

MOTION was made by Darlene Martin and seconded by Kevin George to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:38 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary