

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 12, 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

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.

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

MOTION was made by Kevin George and seconded by Sam Pennypacker to approve the March 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.

Iona Investment Group LLC – This development is located on the WS of Old Ebenezer Road and proposes the development of storage units. Gabrielle Zunner from Chrisland Engineering was present to review the requested waivers and answer questions.

Waiver #1 – Section 3.04 Preliminary Plan Review Procedure. Applicant would like to allow the plan to be approved and recorded without undergoing the separate preliminary plan review procedure. Applicant proposes submitting a combined preliminary/final plan.

Waiver #2 – Section 403.C.3 – Existing Conditions. Applicant is asking to allow the plans to be approved and recorded without the inverts of the existing sanitary sewer. Applicant states they are not proposing a connection to the sanitary sewer, and they did provide the inverts for the existing sanitary sewer where they were able to collect them.

Manager Books noted the Township received a letter dated 4/30/2025 from their Engineer recommending approval of the requested waivers as well as approval of the plans. They have received all executed agreements. The only thing they are still waiting for is the required financial security from the developer.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to recommend approval of the requested waivers as presented. Motion passed unanimously.

MOTION was made by David Leid and seconded by Sam Pennypacker to recommend approval of the Iona Investment Group land development plan to the Board of Supervisors contingent on receiving the required financial security. Motion passed unanimously.

Sheetz Lebanon, PA (Long Lane) Preliminary/Final Subd. & Land Dev. Plan - This project is located on the NW corner of SR72 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. Chris Venarchick from RGS Associates was present to review the requested waivers and answer questions.

Subdivision and Land Development Waiver Requests

Waiver #1 - Section 403.1.A Plan Scale

RGS is proposing a plan scale of one-inch equals 60 feet rather than the required 50 feet to the inch. To provide the scale per the requirement would refrain from being able to capture the overall tract boundary and neighboring parcel information on a single sheet. The display would then be too large and would be zoomed out to far to clearly display the necessary information.

MOTION was made by Kevin George and seconded by Sam Pennypacker to recommend approval of the waiver for Section 403.1A Plan Scale. Motion passed unanimously.

Waiver #2 - Section 502.5.A.2 Reconstruction of Existing Streets

RGS requested a waiver of reconstructing the existing street (Long Lane) to the full width required by Township specifications and design standards. Chris stated that Long Lane is classified as a local road that has lower traffic volumes than higher roadway classifications. The design of the site has accommodated the desire to avoid tractor trailer parking along Long Lane through signage and the proposed access drive design. "No Parking" signage has been proposed along Long Lane. Truck restriction signage has been proposed at the access drive entrance to deter large trucks from entering the site off Long Lane. Internally, a "No Trucks or Buses" sign is proposed to restrict trucks from using the Long Lane access drive to exit the site. The access drive has been designed specifically to restrict truck access by maintaining a narrower width and having smaller radii for the entrance.

MOTION was made by David Leid and seconded by Kevin George to recommend approval of the waiver for Section 502.5.A.2 Reconstruction of Existing Streets. Motion passed unanimously.

Waiver #3 - Section 502.6.A Construction Standards

RGS is requesting a waiver of the construction standards regarding the reconstruction of the existing street (Long Lane) in accordance with the North Lebanon Township Standards for Right-of-Way Improvements and Other Related Specifications, as amended. Their justification for this waiver is consistent with the justification provided for the waiver for Section 502.5.A.2. They will still be providing a fifty-foot (50') ROW if needed in the future.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to recommend approval of the waiver for Section 502.6.A Construction Standards. Motion passed unanimously.

Waiver #4 - Section 502.11.A Curbing along Existing Street

RGS is requesting a waiver to not have to install curbing along the existing streets of Long Lane and SR72 North. The existing roadways surrounding the project site do not currently have concrete vertical curbing along the property frontages and there is no vertical curbing along the neighboring properties to connect into. The only portion of the site that have curbing include the concrete curb at the crosswalk ramp area at the intersection of Long Lane and SR72 and bituminous curb along Long Lane that extends about 200-feet from the intersection before it is ended. Aside from the absence of vertical curbing along the existing streets surrounding the site and neighboring properties, another major reason to not require curbing is that installing curbing would disrupt the current drainage flow path. In the existing conditions, roughly 2 acres of runoff from the roadway and houses along Long Lane flow onto the project site which will then be captured and managed within the proposed stormwater management system by infiltrating into the pervious surfaces of the site. If curbing is required, the drainage would be redirected towards the intersection of Long Lane and SR72 unless inlets and other stormwater measures are installed along Long Lane to capture the runoff.

MOTION was made by Keving George and seconded by Dave Leid to recommend approval of the waiver for Section 502.11.A Curbing along Existing Street. Motion passed unanimously.

Waiver #5 - Section 502.12.A.5 Sidewalk Deferment

RGS requested a waiver to the deferment of the requirement to install perimeter sidewalks along existing streets along the property frontage. Based on review of aerial mapping there is no sidewalk along Long Lane for its entire length. The majority of SR72, both north and south of the site, does not have any sidewalk. Due to the rural nature of Long Lane, and the intensity of vehicular traffic along SR72, for safety concerns, pedestrian circulation should not be encouraged along the property frontage.

Much conversation went back and forth regarding the safety concerns of pedestrians that will ultimately be attracted to the new store. It was suggested to install a sidewalk from the intersection to the parking lot of the proposed convenience store for pedestrian safety.

MOTION was made by Kevin George and seconded by Sam Pennypacker to recommend approval of a deferment agreement to be put in place to allow the Township to require sidewalks to be installed if so desired in the future. Motion passed unanimously.

Waiver #6 - Section 503.2.I.2.D Access Drive Centerline Radius

RGS proposes a waiver request to allow a minimum centerline radius of forty feet (40') rather than the required seventy-five feet (75') for the access drive connecting to Long Lane. The access drive connection to Long Lane is not a public street, nor is it intended to be extended as a public street in the future. The drive will serve only the subject parcel. Vehicular speed will be less than 25 MPH. The drive will be privately maintained.

MOTION was made by David Leid and seconded by Darlene Martin to recommend approval of the waiver for Section 503.2.I.2.D Access Drive Centerline Radius. Motion passed unanimously.

Waiver #7 - Section 505.D Minimum Radius of Curvature in Parking Lots

RGS requests a waiver to allow the use of a two-foot (2') radius curb within the interior portion of the site. The proposed two-foot (2') radius curb curvature is only proposed at each end of the proposed drive-thru along the building involving the concrete islands. The concrete islands are designed to separate the parking stalls and the drive-thru lane by providing a physical barrier instead of paint striping. These islands are not

intended to be planted and are depicted on the plan as “to be concrete.” These islands are located internally on the project site and are privately owned and maintained.

MOTION was made by Sam Pennypacker and seconded by Kevin George to recommend approval of the waiver for Section 505.D Minimum Radius of Curvature in Parking Lots. Motion passed unanimously.

Access Management Ordinance Waiver Requests

Waiver #1 - Section 21-608.1 & Table 608.2 Driveway Radii

RGS proposes to have minimum driveway radii less than 50 feet and maximum driveway radii greater than 55 feet as required. The proposed access drive along SR72 is designed as a right-in / right-out with an elongated pistol style median based on current PennDOT policy. The access drive is part of the PennDOT HOP Plan and the conceptual design has been reviewed and approved by PennDOT. The design warrants the driveway radii to be less than the minimum and exceed the maximum radius values due to PennDOT requirements. The right-in section of the access drive contains a radius of 45 feet (which is less than the required minimum of 50 feet) while the right-out section contains a radius of 60 feet (which is greater than the required maximum of 55 feet). However, these radii are in accordance with PennDOT specifications.

MOTION was made by David Leid and seconded by Sam Pennypacker to recommend approval of the waiver for Section 21-608.1 & Table 608.2 Driveway Radii. Motion passed unanimously.

Waiver #2 - Section 21-609 Driveway Throat Width

RGS is requesting to have a driveway throat width greater than the required 20 feet. The access drive has been reviewed and approved by PennDOT. The design warrants the total driveway throat width to be greater than 20 feet (proposing 47') as the design accommodates for Sheetz delivery truck access and the turning radius associated with Sheetz delivery trucks. The access drive incorporates concrete rumble strips on the outer edges of the right-in and right-out drives to define the drive aisle for vehicular travel. The throat widths between the mountable concrete median and the concrete rumble strips for both the right-in and right-out drives are 18 feet which satisfies the requirement.

MOTION was made by Kevin George and seconded by Darlene Martin to recommend approval of the waiver for Section 21-609 Driveway Throat Width Motion passed unanimously.

Waiver #3 - Section 21-610 Driveway Throat Length

RGS proposes to have a minimum driveway throat length less than the required 120 feet. Providing a throat length of 120 feet is infeasible as the entirety of the site would have to shift to the west, creating several issues. They are proposing 20' length. The access drive has been reviewed and approved by PennDOT.

MOTION was made by Sam Pennypacker and seconded by Dave Leid to recommend approval for the waiver for Section 21-610 Driveway Throat Length. Motion passed unanimously.

Stormwater Management Ordinance

Waiver #1 – Section 307.B.23 Grass Swale Design

RGS is requesting relief of the requirement for a water velocity modifier for the grass swale where the slope exceeds 4 percent. The proposed grass swale contains two channel segments with varying slopes. Channel 1 has a slope that exceeds 4 percent due to the existing grade and the elevation of the outfall pipe at the structure EW-A1. Channel 2 has a slope less than 4 percent that ties the grade back to the existing condition. The purpose of the swale is to provide a channel for the discharge of the proposed basin to prevent erosion. The swale does not convey a large flow where a velocity modifier would be justified. The discharges from the facility are small. Channel 1 has been designed so that the maximum shear and velocity are both less

than the allowable shear and velocity. Permanent matting has also been added to the channels to further stabilize the swale.

Waiver #2 – Section 309.B.5 Pipe Cover within Paved Areas

RGS proposes to allow the pipe from I-A14 to I-A12 to have less than the required twelve inches of cover from the top of pipe barrel to bottom of pavement base course within the paved area. The minimum pipe cover requirements have been included within the details of the Post Construction Stormwater Management Plan on Sheet SW-29. Within the ADS notes it states that the minimum pipe cover must be at least 1.4 feet. The proposed pavement section (concrete and asphalt) on the plans is 6” which has a total cover requirement of 1.5 feet. The pipe at inlet I-A14 has a cover of 1.78 feet which satisfies the ADS minimum cover requirements.

Waiver #3 – Section 308.D Basin Side Slope Fencing

RGS is seeking relief from the requirement to include fencing around the proposed MRC Facility. BMP-003 is isolated from the internal site pedestrian movement. The parking areas are located away from the MRC facility location and there are no proposed sidewalks on the site. The proposed access drive off Long Lane disconnects the facility from the rest of the site. BMP-003 is designed as an MRC Bioretention/ rain garden that maintains a maximum storage depth of 1.2 feet in the design storm. Additionally, the facility itself is only 2 feet deep, which does not pose a safety hazard.

Waiver #4 – Section 308.H Cutoff/Key Trench

RGS is asking for the key trench of impervious material under the basin berm to not be required. BMP-003 has been designed as an offline MRC facility with a maximum storage depth of 1.2 feet in the design storm. Given the limited hydraulic depth and ponding, minimum fill required for its construction, and limited volume, it is the professional opinion of RGS Associates that no clay core, cradle, anti-seep collars are warranted for this facility as there is no concern of failure or impact to downstream properties. In addition, the facility is only 2 feet deep.

Waiver #5 – Section 308.I Anti-Seep Collars

RGS requests relief to the requirement of anti-seep collars being placed around all basin discharge pipes. The justifications for this waiver are the same as outlined above for Waiver # 4.

Waiver #6 – Section 308.M Emergency Spillway

RGS is asking for a modification to the requirement of an emergency spillway. They request a freeboard depth of four (4) inches for the emergency spillway of BMP-003. BMP-003 has been designed with a maximum storage depth of 1.2 feet for the design storm and diverts the larger storm event to BMP-001. The 100-year peak rate and flow is not tributary to this facility. Due to the facility being designed as an MRC facility the current MRC design guidelines prevent additional freeboard.

MOTION was made by Kevin George and seconded by David Leid to recommend approval of all six of the requested waivers as presented for the Stormwater Management Ordinance portion. Motion unanimously carried.

RECEIVING NEW PLANS

Gary R. & Lillian W.C. Heisey - This is a Final Lot Addition Plan that is located on the ES of State Route 72 N and proposes the transfer of a lot addition to an adjoining property also owned by the Heisey's. This plan only proposes changes in property lines and no improvements are proposed by this plan.

MOTION was made by Kevin George and seconded by Sam Pennypacker to accept the plans for Gary & Lillian Heisey on the ES of State Route 72 N. Motion passed unanimously.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

The Comprehensive Plan Committee has received the Draft of the Revised Comprehensive Plan. Manager Books stated they have another meeting coming up this week to review the draft. Once we have the revised draft copies will be made available to the Planning Commission Board for review and comment.

Next meeting to be held on Monday, June 9, 2025.

MOTION was made by Dave Leid and seconded by Darlene to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:56 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary