

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 9, 2025**

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

David Leid – Vice-Chairman
Darlene Martin – Member
Kevin George – Member
Sam Pennypacker – Member
Lori Books – Township Manager

Absent: Scott Artz – Chairman

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 development from Jubilee Ministries.

MEETING MINUTES – Vice Chairperson Leid asked if there were any additions or corrections to the minutes from May 12, 2025. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Kevin George and seconded by Darlene Martin to approve May 12, 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 still waiting for the executed agreements to be returned, fees to be paid, and financial security from the developer.

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. The Board of Supervisors approved all requested waivers except for the ones pertaining to curbing and sidewalks. The Township is currently waiting for revised plans, revised cost estimates, approval from our engineer, executed agreements, financial security and approval by the authority.

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. Jason Chernich was present to review the plan and request a recommendation for approval.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to recommend approval of the plans for Gary & Lillian Heisey on the ES of State Route 72 N. Motion passed unanimously.

Eric Paul asked for some clarification on where exactly the Sheetz plan submission process was. Manager Books stated the Board is requiring them to place curbing and sidewalk along Route 72; therefore, they need to submit revised plans and a revised cost estimate as well as sign all agreements and provide financial security for all site improvements. The plan continues to go through the review and approval process.

RECEIVING NEW PLANS - None

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Cornwall Lebanon Regional Comprehensive Plan – Lori Books, Township Manager

Manager Books explained that the Planning Committee from all the Cornwall-Lebanon School District municipalities have been meeting over the last year to update the Cornwall Lebanon Regional Comprehensive Plan. The Planning Committee is comprised of one supervisor, one planning commission member and the township manager from each of the Cornwall-Lebanon School District municipalities. The last plan was adopted in 2013. It is recommended to be reviewed and if necessary, updated every ten years. The goal is to be consistent with the County Comprehensive Plan and neighboring municipalities.

A Comprehensive Plan is a document which discloses past and present land use trends with a proposed outline for the future of development. It creates a blueprint for our land use patterns and provides for a growth management plan which establishes broad goals for municipalities to use as guidance. This framework helps the municipality plan for the future. It supplies a vision for what we believe are important topics to be considered when planning for the future. The plan provides a section on goals and objectives for the future. These are suggestions that the committee felt were important to provide guidance on.

The MPC (Municipality Planning Code) requires each comprehensive plan to have nine key elements. Collectively these basic elements should present a composite vision of private and public development for the future based on a statement of community development goals and objectives.

A summary of the required plan elements derived from MPC is as follows:

- A statement of community development goals and objectives that chart the location, character and timing of future development.
- A plan for land use identifying the amount, intensity, character and timing of land use.
- A plan to meet housing needs of present residents and those families as well as accommodating new housing in different dwelling types and at appropriate densities for households of all income levels.
- A transportation plan.
- A community facilities plan.
- A discussion of short- and long-range plans implementation strategies.
- A statement indicating that existing and proposed development is compatible with plans and development in contiguous municipalities.
- A plan for the protection of natural and historic resources.

Manager Books reviewed things discussed by the Planning Committee which have been accomplished from the last plan and things or trends they felt were important today that may affect the future of land use in our county. The Committee discussed things like transportation, affordable housing, recreation, and farm preservation as well as the necessary infrastructure to serve any future development. We recognize that a “one size fits all” does not work for every municipality. Even within our own region we have differences.

The committee held a joint public comment meeting in September of last year to obtain feedback from residents. Since then, our consultant has been working on getting us a Draft document for each municipal Planning Commission to review.

We are now at a point where each individual municipal Planning Commission should read, review and provide comments/feedback. Manger Books provided each member with a copy of the draft of the plan and asked each of them to read it and provide any comments at the next meeting in July. Our goal is to have one public joint planning commission meeting within the next month or so and to get a recommendation for approval by each municipality’s governing body this fall.

Susan Mion questioned whether there was anything in this Comprehensive Plan that dictates zoning changes within the township. Manager Books stated there are some parts in the plan that refer to zoning. One of the maps shows changes in zoning that were looked at and another map shows changes which are recommended. These are still in the review process and have not been made final yet.

Karen Wolfe wanted to express her opinion of the importance that the Township does as much as they can to protect the farmland in North Lebanon Township.

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

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

With no further business to discuss, the meeting was adjourned at 7:14 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary