

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JULY 14, 2025**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was called to order at 7:00 PM by Chairman 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
Darlene Martin – Member
Sam Pennypacker – Member
Lori Books – Township Manager

Absent: David Leid – Vice-Chairman
 Kevin George – Member

Also in attendance were Misty Bender, the recording secretary, Chris Venarchick with RGS Associates, Ambrose Heinz Attorney with Stevens & Lee 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 – Chairman Artz asked if there were any additions or corrections to the minutes from June 10, 2025. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Darlene Martin and seconded by Sam Pennypacker to approve June 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 still waiting for revised plans to be submitted, the executed agreements to be returned, fees to be paid, and financial security from the developer. Nothing new has been noted.

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. The site will be served with both 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. Attorney Heinz and Chris Venarchick briefly went over the final plans. Manager Books noted that our engineer is satisfied with the plans and recommends approval. She asked the Commission to recommend approval of the plans contingent upon the Township receiving the executed agreements and financial Security.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to recommend approval of the Sheetz Land Development Plan to the Board of Supervisors contingent upon receiving all executed agreements and financial security. Motion passed unanimously.

RECEIVING NEW PLANS - None

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Cornwall Lebanon Regional Comprehensive Plan – Lori Books, Township Manager

Last month, Manager Books reviewed the Draft Comprehensive Plan with the Commission. Manager Books asked if there were any additional comments they have on the draft to be forward to the consultant.

Susan Mion asked whether the changes were going to be flagged or highlighted in the new plan once it's posted online.

Manager Books stated the draft will be posted on our website, but it will not reflect the changes from the current plan. The current plan is still on our website and can be viewed and compared to the new one upon its release.

The Commission had no further comments or questions regarding the Comp Plan.

Next meeting to be held on Monday, August 11, 2025.

MOTION was made by Sam Pennypacker and seconded by Darlene Martin to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:17 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary