

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 8, 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
Sam Pennypacker – Member
Kevin George – Member
Lori Books – Township Manager

Absent: David Leid – Vice-Chairman
 Darlene Martin – Member

Also in attendance were Misty Bender, the recording secretary, Terri Delo from Integrated Consulting, Derek Dissinger of Barley Snyder and several Township residents.

PUBLIC COMMENTS

MEETING MINUTES – Chairman Artz asked if there were any additions or corrections to the minutes from July 14, 2025. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Sam Pennypacker and seconded by Kevin George to approve the July 14, 2025, Planning Commission meeting minutes. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION

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. Terri Delo from Integrated Consulting and Derek Dissinger of Barley Snyder were present to review the requested waivers and go over the plans.

Subdivision & Land Development Ordinance (Lebanon County SALDO)

Waiver #1 – Section 5.02.D - Depth of residential lots should be not less than one (1) nor more than two and a half (2- 1/2) times the lot width. The applicant is requesting a waiver of this requirement. The Township Engineer does not object to the requested waiver due to site constraints caused by the existing overhead electric easement and geometry of the parent tract.

Waiver #2 – Section 5.02.I - Lots shall be suitably shaped to encourage and facilitate use and maintenance of all portions of the lot. Accordingly, lots shall be square or generally rectangular in shape. Lot configurations which result in flag lots and L-shaped, T-shaped, triangular or otherwise inappropriately shaped lots shall be avoided. The applicant is requesting a waiver of this requirement for Lots 8, 27, 28 and 29. The Township Engineer does not object to the requested waiver due to site constraints caused by the site limitations.

Waiver #3 – Section 5.11 - Sufficient monuments shall be set to ensure that reliable survey points are available for all parts of the subdivision. At least one (1) monument shall be placed for every two (2) lots or every two hundred (200) feet of streets, whichever requirement is less. The applicant is requesting a waiver of this requirement and is proposing to drill holes in the concrete sidewalk in lieu of concrete monuments and /or steel bars along the proposed public right-of-way line due to the location of the proposed concrete sidewalk interring with concrete monument and/or steel bar installation/placement. The Township Engineer had no objection to this waiver request.

Waiver #4 – Section 5.12.C - In areas where public water lines are available, fire hydrants shall be installed by the developer. Fire hydrants shall be located no more than 100 feet apart and within 500 feet of any dwelling or inhabited structure. The applicant is requesting a waiver of this requirement since proposed fire hydrants are proposed dwelling or inhabited structure. The Township Engineer does not object to the waiver request since they believe the 100 feet hydrant spacing requirement is a misprint in the SALDO and was intended to be 1,000 feet.

Stormwater Management Ordinance

Waiver # 5 – Section 301.G - Stormwater flows onto adjacent property shall not be created increased, decreased, relocated, or otherwise altered without written notification to the adjacent property owner(s). Such stormwater flows shall be subject to the requirements of this Ordinance. The applicant is requesting a waiver from the ordinance requirement to allow for an increase in runoff to the Manor View Drive / Hunters Chase Lane intersection. The maximum increase from pre to post development in .49 cfs during the 5-year storm event. The Township Engineer has no objection to this waiver given the site constraints and the minimal nature of the flow increase. In addition, the applicant's consultant has confirmed the existing conveyance system within Hunters Chase Lane contains adequate capacity for the increase in flow.

Manager Books stated the Township is still waiting for the executed agreements, fees, and financial security from the developer. The developer is working on all these items and intends to have them in time for the Board of Supervisors meeting next week. Authority approval should occur this Thursday, August 14th. Manager Books asked the Commission to recommend approval contingent upon receiving the previously mentioned items.

MOTION was made by Kevin George and seconded by Sam Pennypacker to recommend approval of the waivers as presented, and to recommend approval of the Preliminary/Final Subdivision and Land Development Plans for Manor View Estates, the Developer's Agreement, the Stormwater BMP Operation & Maintenance Agreement, the Fees in Lieu Of Agreement and to accept Financial Security for the site improvements contingent upon receiving all agreements, fees, and financial security. Motion passed unanimously.

PLANS UNDER REVIEW - There are no other plans under review at this time.

RECEIVING NEW PLANS - None

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Cornwall Lebanon Regional Comprehensive Plan – Lori Books, Township Manager

Manager Books explained that last month the Commission reviewed the Draft Comprehensive Plan. Manager Books stated that all the municipalities that are a part of the Cornwall Lebanon Regional Comprehensive Plan would like to hold one public Joint Planning Commission meeting. This would save on advertising costs for each municipality. She asked if the members would be available for a joint meeting

and provided several dates noting that we must have at least three of our five members present so that we have a quorum present for any motions.

The next regular Planning Commission meeting is scheduled for Monday, October 13, 2025.

MOTION was made by Kevin George and seconded by Sam Pennypacker to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:18 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary