

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
OCTOBER 13, 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
David Leid – Vice-Chairman
Sam Pennypacker – Member
Lori Books – Township Manager

Absent: Kevin George – Member
Darlene Martin – Member

Also in attendance were Misty Bender, the recording secretary, Jason Chernick with Steckbeck Engineering and several Township residents.

PUBLIC COMMENTS

Susan Mion asked whether there has been any further development for the property located at 420 E Kercher Ave, which there has not been. 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 September 8, 2025. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Sam Pennypacker and seconded by David Leid to approve the September 8, 2025, Planning Commission meeting minutes. Motion passed unanimously.

JOINT MEETING MINUTES – Chairman Artz asked if there were any additions or corrections to the joint planning commission meeting minutes that took place at South Lebanon Elementary October 1, 2025. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by David Leid and seconded by Sam Pennypacker to approve the joint minutes of the October 1, 2025 meeting. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION - There are no plans ready for recommendation at this time.

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

RECEIVING NEW PLANS

Final Subdivision and Land Development Plan - Estates at Hearthside - Phase 2 – The project is located at 1415 Jay Street at Horizon Boulevard and proposes Phase 2 of the Estates at Hearthside Development

which consists of twenty-four (24) single family residential lots. The lots will be serviced with connections to both public water and public sewer.

MOTION was made by Sam Pennypacker and seconded by David Leid to accept the submittal of the Final Subdivision and Land Development Plans for the Estates at Hearthside Phase 2. Motion passed unanimously.

Final Lot Addition Plan – Tyler Snook & Kaitlin Apointe and Dorothy Kern – This plan shows a lot addition going from Dorothy Kern on Cappa Avenue to Tyler Snook & Katilin Apointe on Sandhill Road. Jason Chernick with Steckbeck Engineering was present to briefly explain the plan.

MOTION was made by Sam Pennypacker and seconded by David Leid to accept the submittal of the Final Lot Addition Plans for Tyler Snook & Kaitlin Apointe and Dorothy Kern. Motion passed unanimously.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Cornwall Lebanon Regional Comprehensive Plan – Lori Books, Township Manager

Manager Books updated the Commission on the next steps toward approving the Comprehensive Plan. The Plan was forwarded to the required agencies to begin their 45-day review period. After that, the Board of Supervisors will need to set a date to hold a public hearing and authorize our solicitor to advertise the hearing date. After the public hearing is held, the Board may take action to adopt the Plan. It is looking like we will ask for permission to advertise at the Board's November meeting and will set and hold the public hearing for their December meeting with action to immediately follow the closure of the public hearing.

The next regular Planning Commission meeting is scheduled for Monday, November 10, 2025.

MOTION was made by Sam Pennypacker and seconded by David Leid to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:07 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary