

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 12, 2026

The regularly scheduled meeting of the North Lebanon Township Planning Commission was called to order at 7:00 PM by Chairperson Scott 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
Kevin George – Member
Lori Books – Township Manager

The following Commission members were absent:

Darlene Martin – Member
Sam Pennypacker – Member

Also in attendance were Misty Bender, the Recording Secretary, Stan Richards with R&L Carriers, Joe Iovinelli with Manhard Consulting and several Township residents.

OATH OF OFFICE

Chairman Scott Artz acknowledged the completion of the Oath of Office for Kevin George for another 4-year term.

REORGANIZATION OF MEMBERS

Manager Books asked for nominations for officers. Kevin George suggested keeping the nominations the same as the previous year. Hearing no other nominations, the floor was closed for nominations.

MOTION was made by Kevin George and seconded by David Leid to nominate and appoint Scott Artz as Chairman and David Leid as Vice-Chairman. Motion unanimously carried.

The meeting was then turned over to Chairman, Scott Artz, to conduct the remainder of the meeting.

PUBLIC COMMENTS

Susan Mion, on behalf of herself and a large coalition of township residents, wanted to remind the Board 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 November 10, 2025, as the December meeting was cancelled. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Kevin George to approve the November 10, 2025, Planning Commission meeting minutes. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION – None

PLANS UNDER REVIEW

Continual review is being conducted on the following plans as the necessary information is being submitted by the applicants/developers.

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. The Township received revised plans and their associated documents on 12/9/2025 along with a waiver request letter. On 12/22/2025 the Township received the review letter from SDE. No action was needed at this time.

RECEIVING OF NEW PLANS

Preliminary/Final Land Development Plan - R&L Carriers- This project is located at 2225 E. Cumberland Street (SR-422). This plan proposes a truck transfer operation on two contiguous tracts of land. On 12/30/2025 the Township received the review letter from Steckbeck Engineering. On 1/8/2026 the Township received a letter from Lebanon County Planning Department. Stan Richards with R&L Carriers and Joe Iovinelli with Manhard Consulting were present to review a power point presentation with the Planning Commission Members.

MOTION was made by Kevin George and seconded by David Leid to accept the plans for R&L Carriers. Motion unanimously carried.

Preliminary/Final Subdivision and Land Development Plan – Whispering Pines (Evelina & Robert Krall)- This project is located on the SE corner of Narrows Drive and Weavertown Road (500 Narrows Drive). This plan proposes six new residential building lots, 1 residential lot containing the existing farmhouse, plus the residue lands which will remain vacant at this time.

MOTION was made by Kevin George and seconded by David Leid to accept the plans for Whispering Pines. Motion unanimously carried.

Preliminary/Final Subdivision & Land Development Plan – Stanley Martin- This project is located at 275 Narrows Drive and proposed the development of a three-unit townhouse with each unit being on its own lot.

MOTION was made by David Leid and seconded by Kevin George to accept the plans for Stanley Martin. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

2025 Year End Summary

This annual summary lists all the plans reviewed, approved, and pending that the Commission has looked at. It also reflects the attendance of the members and other topics of interest. The Year End Summary is then submitted to the Board of Supervisors for their review.

MOTION was made by David Leid and seconded by Kevin George to approve the 2025 Year End Summary. Motion unanimously carried.

Chairman Scott Artz thanked resident Susan Mion for attending the meetings regarding the Cornwall Lebanon Regional Comprehensive Plan. Susan then brought up the talks on future battery farms in the area and wanted us to be aware. Manager Books thanked Susan for the information.

MOTION was made by Kevin George and seconded by David Leid to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 7:27 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary