

MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
March 09, 2026

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
Kevin George – Member
Darlene Martin – Member
Lori Books – Township Manager

Also, in attendance was Misty Bender, Recording Secretary, Chad Smith with Steckbeck Engineering, Josh Weber with Chrisland 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. 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. Manager Books indicated the Township has not received any new information on this property.

MEETING MINUTES – Chairman Artz asked if there were any additions or corrections to the minutes from January 12, 2026, as the February meeting was cancelled. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by David Leid and seconded by Darlene Martin to approve the January 12, 2026, Planning Commission meeting minutes. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION –

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. On 12/22/2025 the Township received a review letter from Systems Design Engineering, Inc. indicating that the plans met the requirements of our Ordinance.

Chad Smith with Steckbeck Engineering was present to go over the waiver request. He explained that this phase of the overall development includes about 20% of the total project as far as the number of lots go. This requires a waiver to the ordinance which states each phase must include at least 25% of the total project to be completed and shall not exceed 4 phases. Chad stated that the preliminary plan was approved to have 5 phases prior to the new regulations.

MOTION was made by Kevin George and seconded by Sam Pennypacker to recommend approval of the waiver as presented. Motion passed unanimously.

Manager Books stated that all executed agreements and the letter of credit for financial security have been received. She asked the Commission to recommend approval of the plans and all agreements.

MOTION was made by David Leid and seconded by Kevin George to recommend approval of the plans, the Development Improvements and Financial Security Agreement, the Stormwater Management Agreement, the Fees in Lieu of Agreement and to accept the financial security that was provided. Motion passed unanimously.

PLANS UNDER REVIEW

Preliminary/Final Land Development Plan - R&L Carriers – 2225 E Cumberland St - This plan illustrates the development of proposed trucking/transfer operation on two contiguous tracts of land at 2225 E Cumberland Street. The Township's engineer provided plan review comments on 12/30/25. The revised plans were just resubmitted today for review. No action is required at this time.

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). The plan proposes six new residential building lots, 1 residential lot containing the existing farmhouse, plus the residue land which will remain vacant at this time. On February 2, 2026, plan review comments were provided to Josh Weber from Chrisland Engineering. Josh was present and stated he plans to have revised plans submitted to the Township sometime this week. No action is required at this time.

Preliminary/Final Subdivision & Land Development Plan – Stanley Martin - This project is located at 275 Narrows Drive and proposes the development of a three-unit townhouse with each unit being on its own lot. On 1/9/2026 a plan review letter was provided to Josh Weber with Chrisland Engineering. Josh was present and stated they also anticipate revised plans to be resubmitted to the Township within the next week or so. No action is required at this time.

RECEIVING NEW PLANS

Sketch Plan – Tunnel Hill Road LLC – ES Old Ebenezer Rd/WS Rt 72 – This plan is a sketch plan that shows a proposed auto tire store on a 1.360-acre property. Manager Books asked the Commission to accept the sketch plan for Tunnel Hill Road LLC.

MOTION was made by Kevin George and seconded by David Leid to accept the sketch plan for Tunnel Hill Road LLC. Motion passed unanimously.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

Manager Books stated the Township has received a Zoning Amendment request from the Lebanon Valley Economic Development Corporation. The EDC would like to rezone a portion of land they own on the NS of Hanford Drive from Industrial to R-2, High Density Residential. Susan Eberly and the Executive Committee of the LVEDC plan to attend the next Planning Commission meeting in April to give a presentation of their request and to ask the Commission for a recommendation to the Board of Supervisors. This was just for the Commission members' information only and no action is required at this time.

The next regular Planning Commission meeting is scheduled for Monday, April 13, 2026.

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 7:19 pm.

Respectfully Submitted,

Misty Bender
Recording Secretary