

**MINUTES**  
**NORTH LEBANON TOWNSHIP**  
**PLANNING COMMISSION**  
**April 13, 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  
John Poff, P.E. – Systems Design Engineering, Township Alternate Engineer

Also, in attendance was Misty Bender, Recording Secretary, Chad Smith with Steckbeck Engineering, Susan Eberly with the Lebanon Valley EDC, Attorney Megan Ryland Tanner with Barley Snyder, and several Township residents.

**PUBLIC COMMENTS**

**Janice McGee** provided the Commission with a copy of her concerns which she typed out regarding the Mechanic Street plans.

**Michael Snesavage** expressed his concerns about the Mechanic Street plans. Some of the items he referenced were the fact that garden apartments are limited to two and a half stories, and they are proposing three stories, another criterion is that no building can be more than 35 feet high, and they are proposing 36 feet one inch.

**Judith Whitman** stated her concerns for the Mechanic Street plans which were mostly regarding traffic and child safety. The hill on Mechanic Street creates a blind spot when attempting to pull out from N. 8<sup>th</sup> Street onto Mechanic Street. With the increase in homes, this will create more cars which will ultimately lead to more accidents. She was also concerned about the safety of the children waiting for the school bus.

**James Whitman** expressed his concern regarding his property value once these apartments are built.

**Michael Frey** stated his concerns regarding the Hanford Drive Zoning Amendment. He believes 110 homes on only 18 acres is not sufficient. He asked the Commission to not recommend rezoning this parcel to residential. He also touched on traffic in the area.

**Velda Frey** inquired about the two plans on Narrows Drive, as to what they are and questioned whether we are taking proactive action regarding the data centers that seem to be popping up in neighboring communities. Manager Books explained what each plan submitted on Narrows Drive is for and explained that we are currently working on regulations for data centers.

**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. Chairman Artz indicated the Township has not received any new information on this property.

**Tony Zidik** lives next door to the proposed Mechanic Street project. His concerns are related to privacy as he has an in-ground pool next door to where they plan to put a 3-story apartment building. He is also concerned about his property value decreasing and the traffic on Mechanic Street stating it is currently difficult to see when pulling out from 8<sup>th</sup> Street onto Mechanic Street.

**ZONING AMENDMENT – Lebanon Valley EDC – NS Hanford Drive**

**Chad Smith** of Steckbeck Engineering reviewed the zoning amendment request for the Lebanon Valley EDC. They would like to rezone an 18-acre parcel from Industrial to R-2, High Density Residential on the north side of Hanford Drive.

**Susan Eberly** explained why the EDC thought this change makes sense. She stated they are not looking for this to be low income or section eight housing, but rather affordable housing ranging from \$250,000 to \$300,000.

**Attorney Megan Ryland-Tanner** (attorney for the EDC), touched on some key factors. These included why this would not be considered spot zoning, that the change would create a buffer from the existing industrial development to the existing low density residential housing, and that they would meet the intent of R-2 zoning in that it is close to parks, shopping, public water and sewer.

**Darlene Martin** asked if they would still meet stormwater requirements.

**Scott Artz** questioned the number of proposed townhouses and the topography of the land.

**Larry Bowman**, board member of LVEDC, brought up the housing issue in the county and that this plan hopes to provide affordable housing for the growing population.

**Michael Snesavage** questioned whether this would need to go before the Zoning Hearing Board. Manager Books stated that a request like would need to be approved by the governing body which is our Board of Supervisors and not the Zoning Hearing Board. The Board will need to advertise and hold a Public Hearing before they could take any action. date for the Zoning Amendment Public Hearing will be set at our next Board meeting on April 27<sup>th</sup>. We will then advertise the date and time as required by law.

**Susan Mion** asked what type of change this would be. She was told they are asking to rezone a parcel in the business park behind the Lebanon Valley Mall from Industrial to R-2, High Density Residential. This would be a zoning map amendment.

**MOTION** was made by Darlene Martin and seconded by Kevin George to recommend approval of the zoning amendment zoning district change. Chairman Scott Artz called for a vote. Darlene Martin and Kevin George were in favor of approving the zoning change and David Leid, Scott Artz and Sam Pennypacker were opposed to the zoning change. Based on the 3-2 vote, the Planning Commission recommends denying the zoning amendment request from the Lebanon Valley Economic Development Corporation to change the zoning from Industrial to R-2, High Density Residential for the parcel they own on the northside of Hanford Drive.

**MEETING MINUTES** – Chairman Artz asked if there were any additions or corrections to the minutes from March 9, 2026. Hearing none, he asked for a motion to approve the minutes.

**MOTION** was made by Kevin George and seconded by Sam Pennypacker to approve the March 9, 2026, Planning Commission meeting minutes. Motion passed unanimously.

**PLANS READY FOR RECOMMENDATION –**

There were no plans ready for recommendation.

**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. Plan review comments were provided on 4/8/26. The Township is waiting for revised plans to be submitted. 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, one residential lot containing the existing farmhouse, plus the residue land which will remain vacant at this time. The Township received revised plans and a waiver request on 4-1-26. Plan review comments were provided on 4-9-26. We are waiting for revised plans to be submitted. 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. Plan review comments were provided on 1/9/26. The Township is waiting for revised plans to be submitted. No action is required at this time.

**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. Plan review comments were provided on 3-9-26. The developer may choose to move forward with an official plan submission. No action is required.

**RECEIVING NEW PLANS**

**Preliminary/Final Subdivision & Land Development Plan - LCW Holdings – Mechanic Street** – This plan proposes a total of 18 apartments via two separate buildings. One building will be a two-story building with 6 units and the other building will be a three-story building with 12 units. They are showing a total of 54 required parking spaces along with associated stormwater management facilities.

**MOTION** was made by Kevin George and seconded by David Leid to accept the plans for LCW Holdings for review and processing. Motion unanimously approved.

**Judith Whitman** questioned what the process is when a plan is accepted by the Planning Commission. It was explained that accepting the plan begins the review process. Our engineer will provide plan review comments to their engineer. Once the plans meet our ordinances and requirements, the planning commission then sends their recommendation to the Board of Supervisors for final approval of the plans.

**Michael Snesavage** questioned what would need to be done about the height limit for the apartment buildings. It was explained that the developer would need to request a Special Exemption from the Lebanon County Planning Department. It would then go before the Zoning Hearing Board for approval or denial.

**Janice McGee** stated that her main concern was runoff from the parking lot. Her property is downhill from the proposed plan on North 8<sup>th</sup> Street, and she already has run off from this lot. She has a well and is worried that all the cars parked above her will leak contaminants downhill into her well. She is also concerned that

with all the added homes, there is not enough outdoor space for all the incoming families with children, in addition to the already mentioned bus stop problem.

**Chad Smith** stated that the plans show two retention ponds that will help to reduce the amount of runoff from the proposed development. Kevin George stated that most of the time these retention ponds are based on a 100-year storm event, and most storms will not even come close to filling them up. A lot of times less stormwater is discharged after the implementation of the retention ponds.

**Chad Smith** briefly revisited the Tunnel Hill Road, LLC plan and asked if the Commission had any other questions.

#### **ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**

There was nothing added from the Commission.

The next regular Planning Commission meeting is scheduled for Monday, May 11, 2026.

**MOTION** was made by David Leid and seconded by Darlene Martin to adjourn. Motion unanimously carried.

With no further business to discuss, the meeting was adjourned at 8:05 pm.

Respectfully Submitted,

Misty Bender  
Recording Secretary