

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
August 10, 2026**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was called to order at 7:00 PM by Vice-Chairman Leid 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:

David Leid – Vice-Chairman
Sam Pennypacker – Member
Susan Mion – Alternate Member
Lori Books – Township Manager

Absent:

Scott Artz – Chairman
Kevin George – Member
Darlene Martin – Member

Also, in attendance were Teresa Kelly, Recording Secretary, and several Township residents.

PUBLIC COMMENTS

There were no comments from the public.

MEETING MINUTES – Vice-Chairman Leid asked if there were any additions or corrections to the minutes from July 13, 2026. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Sam Pennypacker and seconded by Susan Mion to approve the July 13, 2026, Planning Commission meeting minutes. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION FOR APPROVAL – There were no plans ready for recommendation for approval.

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 East Cumberland Street. Plan review comments were provided on 8/4/2026. The Township is waiting for revised plans to be submitted. No action was 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. Plan review comments were provided on 8/3/2026 and revised plans were received on 8/6/2026. No action was required at this time.

Preliminary/Final Subdivision & Land Development Plan – Stanley Martin – This project is located at 275 Narrows Drive and proposes the subdivision of the parent tract into three lots plus a 3.9451-acre residue tract. A three-unit townhouse is proposed on the three new lots with each unit being on its own lot. Plan review comments were provided on 7/28/2026. No action was required at this time.

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. They submitted a Zoning Hearing Board Application. The ZHB denied their application, therefore the developer must comply with all zoning requirements. We are currently waiting for revised plans to be submitted as a result of the ZHB decision. No action was required at this time.

Preliminary/Final Subdivision & Land Development Plan – North Lebanon Storage, Phase 3 – This plan located at Route 72 North, depicts phase 3 of North Lebanon Storage for additional storage units, paving, parking and stormwater management facilities. Plan review comments were provided on 5/11/2026. The Township is waiting for revised plans to be submitted. No action was required at this time.

Lot Addition Plan – Harold John & Penny Tice – This plan located at 605 Halfway Drive and shows a lot addition going from lands of Harold & Penny Tice and being added to neighboring lands of Darwin & Martha Martin. Plan review comments were received from Steckbeck on 7/20/2026. No action was required at this time.

Preliminary/Final Subdivision & Land Development Plan – Suzy Street Self Storage – This plan located at the NE corner of 15th Avenue & Suzy Street, proposes 6 buildings to be used for self-storage including paving, parking and stormwater management facilities. Plan review comments were received from SDE on 8/7/2026. No action was required at this time.

Preliminary/Final Subdivision & Land Development Plan – Michael P Meagher – This plan located at 835 Kimmerlings Road proposes two new residential lots with planning to be deferred to the time of development. They are requesting deferral of all planning requirements such as stormwater management, water and sewer review, erosion control, etc. Plan review comments were provided on 6/2/2026. We are waiting for revised plans to be submitted. No action was required at this time.

RECEIVING NEW PLANS

Walmart Expansion – This plan located at 1355 East Lehman Street proposes a building expansion of approximately 8,000 square feet at their Walmart store for online order pickups, additional signage and relining of parking spaces. Originally, these plans were accepted at the meeting on 7/13/2026. After performing the administrative intake review, it was determined that the application was incomplete and therefore rejected for plan review. As a result, they have resubmitted a new set of plans for review, which would restart the review time. Manager Books requested that the Planning Commission accept the new submission for review.

MOTION was made by Sam Pennypacker and seconded by Susan Mion to accept the revised plans for the Walmart Expansion Project. Motion passed unanimously.

DISCUSSION ITEMS / ACTION ITEMS

Draft Ordinance on Data Centers – The draft of the Data Center Ordinance was given to the Planning Commission and submitted to the Lebanon County Planning Department for a 30-day review period. Comments and feedback will be collected at the next Planning Commission meeting to share with the Board of Supervisors for consideration at their meeting.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS

The next regular Planning Commission meeting is scheduled for Monday, September 14, 2026.

MOTION was made by Sam Pennypacker and seconded by Susan Mion to adjourn. Motion unanimously carried. With no further business to discuss, the meeting was adjourned at 7:04 pm.

Respectfully Submitted,

Teresa Kelly
Recording Secretary