MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
September 14, 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
Darlene Martin – Member
Susan Mion – Alternate Member
Lori Books – Township Manager

Absent:

Sam Pennypacker – Member
Kevin George – Member

Also, in attendance were Teresa Kelly, Recording Secretary, Patrick Tameze from Chrisland Engineering, Alex Kauffman from Steckbeck Engineering, and several Township residents.

PUBLIC COMMENTS
There were no comments from the public.

MEETING MINUTES
Chairman Artz asked if there were any additions or corrections to the minutes from August 10, 2026. Hearing none, he asked for a motion to approve the minutes.

MOTION was made by Dave Leid and seconded by Darlene Martin to approve the August 10, 2026, Planning Commission meeting minutes. Motion passed unanimously.

PLANS READY FOR RECOMMENDATION FOR APPROVAL

Revised 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.

Patrick Tameze was in attendance from Chrisland Engineering representing his client, Stanley Martin. Patrick reviewed the proposed subdivision plan with the Commission and asked for a recommendation to waive the requirement for installing curbing as no curbing currently exists along Narrows Drive within the surrounding area.

Manager Books stated we received a letter from our engineer stating he has no objection to the requested waiver. She also informed the Commission members that we have received all the executed agreements and fees, and the owner will be posting a Letter of Credit for financial security next week.

MOTION was made by Darlene Martin and seconded by Dave Leid to recommend approval of the waiver request as presented, the plans and all agreements contingent upon receiving financial security. Motion passed unanimously.

Preliminary/Final Subdivision & Land Development Plan - Suzy Street Self Storage – This plan is located at the NE corner of 15th Avenue & Suzy Street and proposes 6 buildings to be used for self-storage including paving, parking and stormwater management facilities.

Alex Kauffman was in attendance from Steckbeck Engineering representing the owner of the proposed development. Alex reviewed the proposed land development plan with the Commission and asked for a recommendation on several waivers. The waiver requests were to the following Sections from the SALDO, Section 305 – Preliminary Plan Application, Section 502.11 – Curbing, Section 502.12 – Sidewalks, and to the SWMO Section 309.B.2. – Drainage Pipe Size and Section 307.B.20 – Flow Splitter.

Manager Books stated we received a letter from our engineer dated September 11th stating he has no objection to the requested waivers and the Township will be entering into a Sidewalk Deferment Agreement with the owner. She also informed the Commission that we have received all the executed agreements and fees. The owner will be posting a Letter of Credit for the financial security which he can only secure after settlement and settlement can only happen after plan approval. She asked the Commission to recommend approving all items contingent upon receiving financial security.

MOTION was made by Dave Leid and seconded by Darlene Martin to recommend approval of the waiver requests as presented, plan approval, and all agreements contingent upon receiving financial security. Motion passed unanimously.

PLANS UNDER REVIEW

Preliminary/Final Land Development Plan - R&L Carriers – 2225 E. Cumberland Street – 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 9-10-2026. 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 8-24-2026. The Township is waiting for revised plans to be submitted. 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. Plan review comments were provided on 9-11-2026. The Township is waiting for revised plans to be submitted. 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 9-1-2026. 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. The Township is waiting for revised plans to be submitted. 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. The Township is waiting for revised plans to be submitted. No action was required at this time.

Walmart Expansion – This plan located at 1355 East Lehman Street proposes a building expansion of approximately 8,000 square feet for online order pickups, additional signage and relining of parking spaces. Plan review comments were provided 8-14-2026. The Township is waiting for revised plans to be submitted. No action was required at this time.

RECEIVING OF NEW PLANS – None

DISCUSSION ITEMS / ACTION ITEMS

Draft Ordinance on Data Centers – The members were all provided with a copy of the draft ordinance at last month's meeting. Manager Books reviewed the comments provided by board members so everyone could discuss them and provide comments to the Board of Supervisors for consideration at their meeting. A few of the key points involved the minimum number of acres required, penalties, time period for water feasibility studies, more details on chemicals used during fire suppression, regular testing of the aquifer and the impacts on the water supply, noise levels, and language on appropriate disposal of hazardous waste.

MOTION was made by Scott Artz and seconded by Darlene Martin to submit the discussed comments to the Board of Supervisors regarding the proposed data centers ordinance. Motion passed unanimously.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS

The next regular Planning Commission meeting is scheduled for Monday, October 12, 2026.

MOTION was made by Dave Leid and seconded by Darlene Martin to adjourn. Motion unanimously carried. With no further business to discuss, the meeting was adjourned at 7:52 pm.

Respectfully Submitted,

Teresa Kelly
Recording Secretary