

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 8, 2014**

The regularly scheduled Planning Commission meeting of North Lebanon Township was held at the North Lebanon Township Municipal Building, at 725 Kimmerlings Road, Lebanon PA, at 7:00 PM. The following Commission members were present:

Darlene Martin .....	Chairperson
William Smeltzer .....	Vice - Chairman
William Tice .....	Member
Kevin M George .....	Member
Cheri Grumbine .....	Twp Manager

Absent Charles Allwein, Sr ..... Member

Also in attendance at this meeting was Mike Swank of Steckbeck Engineering and several other individuals.

The Pledge of Allegiance was recited.

**MEETING MINUTES**

**MOTION** was made and seconded to approve the May 12, 2014 meeting minutes. Motion unanimously carried. The June, July and August meetings had been cancelled.

**PUBLIC COMMENTS**

The public offered no comments this evening.

**ACTIVE PLANS/PLANNING MODULES FOR REVIEW & RECOMMENDATION TO BOARD**

There are none for this month.

**PLANS ON HOLD WITH LCPD**

**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev  
Phase II & III**

Location/Zoned: Lebanon Rails Business Park

There is nothing new to report as far as the review and/or comments for this plan.

**RECEIVING NEW PLANS**

There are no new plans to present tonight.

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

**A.) Steckbeck Engineering – ZHB Case; Proposed Project – 2501 W Cumberland St**

Mike Swank from Steckbeck Engineering was present to discuss a proposed project for the former Humane Society Thrift Shop location along Route 422. An application to the Zoning Hearing Board has been completed to request several variances which would enable this project to be completed. He provided the members with drawings for a Dollar General Store that showed the proposals for the building, access to the property and a loading area for large trucks.

**Proposed Project – 2501 W Cumberland St (con't)**

Side and front setback information was also noted. A total of 5 waivers is being requested. No formal plan submission has been made as of this date.

This location had been the location for the former Humane Society Thrift Shop which had been destroyed by a fire several years ago. The idea, in attending this evening, was to get any feedback from the Planning Commission prior to a plan submission. If the Commission is inclined to do so a recommendation to the Zoning Hearing Board would be welcomed. Mr. Swank outlined the 5 waivers that are being requested.

Member Tice mentioned the use of box trucks for making deliveries and whether they will be using the same loading area as the larger trucks, which would be located parallel to 25<sup>th</sup> Street. He was answered, yes, any trucks making deliveries will be expected to use the loading zone. Swank said that the Dollar General Company tries to schedule all the deliveries for a Monday morning prior to the store hours.

Chp Martin questioned any additional stormwater designs that would be planned for the property. She said there is an existing storm drain at the corner of 25<sup>th</sup> St and Rte 422 that operates poorly already. There is always a pooling of water that tends to lie there. Mike replied that by demolishing the existing building and with the demolition of the building from the previous fire, the impervious surface has been diminished somewhat. Mike said he is not aware of any plans for a basin although they are aware that there will be some water quality issues to deal with. Due to the configuration of the lot, Mike said he thought small rain gardens might be a possibility. Possibly something long and linear along the parking areas, approximately 6” in depth. Swank replied that the intention is to create several grassy areas which will act as a type of barrier and will capture the water. Chp Martin said there is a problem with water pooling at the corner where the current storm drain is located on 25<sup>th</sup> Street.

Member George asked if there was any talk about placing a basin in the rear corner of the property. Swank replied that the existing area is currently a lot of concrete that will be removed. He would think that area would be maintained as a grassy area. Member George questioned if there will be any curbing. Mgr Grumbine said she is certain there will be required curbing along Rte 422. Swank replied there are some areas along Rte 422 that already have curbing. The previous use of the property had bits of curbing allowing 2 or 3 access point to Rte 422. Mgr Grumbine questioned if the curbing would be continuous to prevent accessing directly onto Rte 422. Mike replied he is not sure about that unless the Twp requested that design. Mgr Grumbine anticipates that would be the direction the Twp would want to see for this location. If not the motorists would be traveling in all directions along Rte 422.

Mgr Grumbine asked about the distance between Rte 422 and the proposed access? She was told it measures about 130’ from the centerline of Rte 422 to the centerline of the proposed access. The next question was concerning a traffic study. Mgr Grumbine stated she had visited the site and viewed the traffic already traveling that area. It is her opinion that any truck traveling Rte 422 attempting to make a right hand turn will not be able to accomplish the turn within the allowable turning radius. Mike mentioned the existing facility to the north of this property. Because this is an existing problem, is it something the Twp will be looking to this particular developer to fix? Mgr Grumbine stated, at the very least, they will be asked to take a strong look at the problem and then allow the Twp to make some type of determination about responsibility for improvements.

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**Proposed Project – 2501 W Cumberland St (con't)**

Member George questioned if a test had been attempted to run trucks to this location from both directions. Mike replied not yet. With such a tight area, it would definitely be difficult. Some discussion followed about the intersection area at Rte 422 and 25<sup>th</sup> St. The members asked Mgr Grumbine if the Township had any intentions for improvements to this intersection. Mgr Grumbine replied this would be something that could be discussed after a traffic study is completed.

Mgr Grumbine questioned the rear side lines shown. One side at Carpenter's service station measures 6' while the north side measures 5'. How could anyone even enter that area just for maintenance of the building and property? You certainly could not drive any type of vehicle there. Member Tice said a fire truck would never be able to access the rear of the building without encroaching on the neighboring property. Chp Martin mentioned the drop off to the rear where this property adjoins the Leshner property. Mgr Grumbine agreed there is a sloped bank of some type but she is not sure how much of a drop it is.

Chp Martin asked Mike Swank what he would like from the Planning Commission this evening. Does he want a recommendation at this point in time? He replied that he was more interested in the discussion with their feedback at this point. A Zoning Hearing has been applied for but not scheduled as of yet. Chp Martin told Mike Swank that the 2 main issues discussed tonight are the stormwater concerns and the traffic issues, including truck access to the proposed facility traveling from both directions on Rte 422, east and west.

Member Allwein had emailed some of his concerns due to his absence tonight. Some of his concerns have been discussed already. He also has a concern that although Dollar General is applying for this location now, there is no guarantee that Dollar General will remain on this site. Once the waivers are granted there is no chance of taking the approval back. If Dollar General leaves this site we have no idea what might move into this area next.

Member Smelter wondered if the building design could be adjusted to make the site function better than what had been presented. Some discussion followed but due to the right-of-way requirements and the size of the lot there did not appear to be any other configuration that would work better. Member Smeltzer said the Dollar General Co has a specific building design that they use for all their facilities.

**B.) Stormwater Maintenance**

A resident from E Brookfield Dr had requested to be placed on the agenda to discuss a stormwater basin and the maintenance issues. They have a basin located to the rear of their property. Member Smeltzer asked if the basin was failing. Mgr Grumbine explained there are several basins which were constructed in the Deerfield North Development. The properties with basins located on them become the responsibility of the owners when they purchase the property. This particular basin has not been maintained for approximately 11 years and now is beginning to erode and deteriorate. The owners are of the opinion that the Township should assume the responsibility of repairing and maintaining the storm basin.

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**Stormwater Maintenance (con't)**

The Commission members discussed the Subdivision and Land Development Plans that are presented to the Township. Member Smeltzer stated it is clearly spelled out on the plans about the responsibility. Member George added that if regular maintenance is not completed the basin will begin to fail due to erosion and other natural elements. Mgr Grumbine said that this couple have requested to be on the agenda for the Supervisors meeting next Monday to discuss the maintenance issues with the Board. The Commission members were all in agreement that the property owner is responsible for maintenance if the stormwater is located on the property.

With no further business to discuss, the meeting was unanimously adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary