

SOUTH LEBANON TOWNSHIP
PLANNING COMMISSION MINUTES
December 16, 2024 – 7:00 p.m.

Present

Thomas Deitzler
Steven Wenger
Stephen Lebo
Anthony Beers
Jamie Yiengst
Tony Zimmerman

Chad Smith
Thomas Matteson
Isaiah Martin, Land Studies
Ken Burkholder
Joshua Burkholder
Drew Zimmerman

Absent

Michael Booth

Chairman Thomas Deitzler called the meeting to order.

The Minutes of the October 21, 2024 meeting were read and approved on motion by Stephen Lebo, seconded by Anthony Beers. Motion passed unanimously.

The Planning Module for Burkholder Tractors was approved on motion by Steven Wenger, seconded by Anthony Beers. Motion passed unanimously.

Thomas Matteson, Diehm & Sons, was present to discuss the land development plan for Burkholder Tractors at 3200 State Drive. On behalf of the developer, Mr. Matteson requested consideration of seven (7) waivers from the Township's Subdivision and Land Development Ordinance and one (1) waiver from the Township Stormwater Management Ordinance as outlined in a letter to the Manager. After discussion, the Planning Commission recommended approval of all waivers on motion by Stephen Lebo, seconded by Anthony Beers. Motion passed unanimously.

The Preliminary/Final Land Development Plan for JKL Real Estate Holdings, LLC, (Burkholder Tractors), located at 3200 State Drive, was approved with the following stipulations, on motion by Steven Wenger, seconded by Stephen Lebo. Motion passed unanimously.

1. Highway Occupancy Permit must be obtained from PennDOT.
2. Bonding must be submitted to the Township.
3. Sewer Planning Module must be approved by PA DEP.
4. An executed Stormwater Management Operation and Maintenance Agreement must be submitted to the Township.
5. Owner's certification required on all copies of the plan.
6. Chapter 105 Permit approved by PA DEP.
7. If public water main ever extended, the owner will connect.

Chad Smith, Steckbeck Engineering & Surveying, was present to discuss the Cornwall-Lebanon School District Land Development Plan at 105 E. Evergreen Road. On behalf of the developer, Mr. Smith requested consideration of one (1) waiver from the Township's Subdivision and Land Development Ordinance and one (1) waiver from the Township Stormwater Management Ordinance as outlined in a letter to the Manager. After discussion, the Planning Commission recommended approval of both waivers on motion by Anthony Beers, seconded by Steven Wenger. Motion passed unanimously.

The Preliminary/Final Subdivision Plan for the Cornwall-Lebanon School District High School and Middle School Campus Improvement Project was approved with the following stipulations, on motion by Stephen Lebo, seconded by Anthony Beers. Motion passed unanimously.

1. Highway Occupancy Permit must be obtained from PennDOT and South Lebanon Township
2. Owner's certification required on all copies of the plan.
3. Bonding must be submitted to the Township.
4. An executed Stormwater Management Operation and Maintenance Agreement must be submitted to the Township.

The meeting was adjourned on motion by Steven Wenger, seconded by Stephen Lebo. Motion passed unanimously.

Respectfully submitted,

Stephen Lebo
Assistant Secretary