

SOUTH LEBANON TOWNSHIP
PLANNING COMMISSION MINUTES
August 25, 2025 – 7:00 p.m.

Present

Steven Wenger
Michael Booth
Anthony Beers
Stephen Lebo
Tony Zimmerman

Absent

Chairman Steven Wenger called the meeting to order.

The Minutes of the July 21, 2025 meeting were read and approved on motion by Anthony Beers, seconded by Stephen Lebo. Motion passed unanimously.

Joshua Weaber, Chrisland Engineering and Samuel Seltzer, BW Design Group, were present to discuss the land development plan for ACCB Harrisburg RE, LLC at 12 Ritter Way. On behalf of the developer, Mr. Weaber 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. After discussion, the Planning Commission recommended approval of both waivers on motion by Michael Booth, seconded by Anthony Beers. Motion passed unanimously.

The Preliminary/Final Land Development Plan for ACCB Harrisburg RE, LLC (Coca-Cola), located at 12 Ritter Way, was approved with the following stipulations, on motion by Anthony Beers, seconded by Michael Booth. Motion passed unanimously.

1. Approval of NPDES Permit.
2. Financial Security must be submitted to the Township.
3. Sewer Capacity must be purchased by the Developer.
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. An executed Land Development Agreement must be submitted.
7. Engineer review fees must be paid to the Township.

The Preliminary/Final Land Development Plan for Grigoli Storage Units, located at 1100 E. Old Cumberland Street, was reapproved with the following stipulation, on motion by Stephen Lebo, seconded by Tony Zimmerman. Motion passed unanimously.

1. An Access/Maintenance Agreement shall be recorded.

The meeting was adjourned on motion by Michael Booth, seconded by Anthony Beers. Motion passed unanimously.

Respectfully submitted,

Tony Zimmerman
Secretary