

# **PLANNING COMMISSION**

## **AGENDA**

### **October 21, 2021**

#### **Open Planning Commission Meeting**

#### **Meeting Minutes Approval**

September 16, 2021 Meeting Minutes Approval

#### **Public Comments:**

#### **New Business:**

##### **Keystone System Services, Inc., 1078 Gravel Hill Road – LDP**

October 1, 2021 - Submitted LDP

**Action Required: Accept Plan for Review**

#### **Old Business:**

##### **Hanover Logistics Warehouse Land Development Plan**

Received a revised plan on July 13, 2021. BOS approved a request for *plan extension that will expire on September 27, 2021*.

John Poff issued Comment Letter dated June 17, 2021. Submission #3 received June 10, 2021

Request for plan extension to July 19, 2021 received by McNees Law Office on May 12, 2021.

County Planning Comment Letter dated March 4, 2021 received. Received Comment Letters from John Poff and Jim Milot dated March 18, 2021.

John Poff issued a new Comment Letter dated August 19, 2021.

John Poff and Colleen Gallo had phone conference scheduled for 9/10/21 @ 11 am.

Submitted updated plan on 09/14/2021.

John Poff will provide a review letter...9/16/21 – No review letter submitted.

September 16, 2021 – Received a letter requesting plan extension until October 25, 2021.

September 27, 2021 – **BOS approved an extension of plan until October 25, 2021**

October 21, 2021 – John Poff will provide a Review Letter.

**Action Required: Seeking Conditional Approval**

##### **Don Allison, 10575 Allentown Blvd – Small Flow Treatment Facility Land Development**

John Poff issued Comment Letter dated June 17, 2021.

A Notice of Violation was issued on July 13, 2021 (re. deer carcasses) by the Zoning Officer with a compliance date of August 13, 2021.

Plan accepted for review upon the formal submission with application review fee which was received on May 25, 2021.

Plan extension request received August 12, 2021.

60-day extension granted on August 30, 2021 by BOS. **(Expiration Date – October 29, 2021)**

Attorney Gallo sent email 09/03/2021 advising of conversation with Dave Siminitus, LCPD, regarding the status of this case.

John Poff and Colleen Gallo had phone conference on 9/10/21 @ 11 am.

September 27, 2021 – Received response from Penns Trail Environmental LLC to John Poff's 6/17/21 comment letter.

**Action Required: John Poff to advise Planning Commission.**

##### **Linda Groh, 17 Wolf Lane – Stormwater Management - Exemption Plan**

ZP App – Submitted 07/19/2021 – Pending

Permit for Sewage Issued 07/07/2021 **(needs address corrected)**

SWM – Exemption Plan submitted 09/09/2021

September 16, 2021 – Accepted the plan for review. **(Expiration Date – December 15, 2021)**

October 21, 2021 – John Poff will provide a Review Letter.

**Action Required: John Poff will advise**

##### **Dalton Himmelberger, 10387 Jonestown Road – Poultry Operation**

Accepted Plan for review August 19, 2021 **(Expiration Date – November 17, 2021)**

Lebanon County Planning Department – 09/08/2021 Comment Letter Received

September 16, 2021 - John Poff provided Review Letter #1.

**Action Required: No Action ... waiting on plans to be submitted.**

**Kevin & Shen Kreiser, 33 Crooked Road – Stormwater Management - Exemption Plan**

Accepted Plan for review August 19, 2021 (Expiration Date – November 17, 2021)

Lebanon County Conservation District – Plan Approval Letter Received, Dated 08/18/2021 (Good until 08/19/2023)

Contractor (ISM Construction) submitted ZP App on 09/07/2021, Pending

Address Assignment requested – Address Assigned as 33 Crooked Road on 09/07/2021

Driveway Permit requested – Permit Issued 09/07/2021

New Email received 09/14/21 – Stormwater Ex Plan, E&SC Plan, Draft SW Ex Agreement and Approval Letter from LCCD

September 16, 2021 - John Poff provided Review Letter #1.

September 20, 2021 – Karl Kerchner from LCCD provided Letter of Adequacy (pertaining to E & S control)

September 27, 2021 – BOS conditionally approved the Stormwater Management Exemption Agreement

September 29, 2021 – Zoning Permit Issued

\_\_\_\_\_ - Building Permit Issued

**Action Required: No action needed at this time.**

**Kreider Farms Poultry Operation, Pleasant View Road/Homestead Road**

Review revised HOP plans with response letter received on July 12, 2021.

Jim Milot provided a review letter dated August 12, 2021.

Randall Hoover provided a letter dated August 16, 2021, requesting various waivers.

August 30, 2021 BOS granted waivers as requested.

September 10, 2021 – New plan package received from Team Ag in order for LCPD to be removed from this process.

September 16, 2021 – Accepted the new plan package for review. (Expiration Date – December 15, 2021)

**Action Required:**

Escrow funds will be calculated by Sheila Seaman and information relayed to Team Ag for payment.

**Jeff & Tina Herbst, 25 Woods Lane – Stormwater Exemption Request**

At the June Township meeting the Board of Supervisors approved to proceed with a Stormwater Exemption request.

John Poff issued Comment Letter dated June 17, 2021.

Plan accepted for review at the May 20, 2021 meeting. John Poff provided verbal comments at the May meeting.

Request for time extension for plan review received on August 11, 2021.

August 12, 2021 – E & S letter received from County Conservation Office.

August 19, 2021 – John Poff issued Review Letter #2.

August 30, 2021 – BOS granted conditional plan approval based on John's August 19, 2021 review letter.

**Action Required: Awaiting O & M Agreement and Security from the Property Owner**

**Indiantown Gap National Cemetery Expansion – Honor Engineering Co.**

Plan accepted for review at the July 15, 2021 meeting.

August 9<sup>th</sup> – Colleen Gallo and Brad Youst had phone conference with officials from the cemetery.

August 9<sup>th</sup> – Youst provided information by email to cemetery officials related to connection to the Ono Sewer Line.

Brad Youst is working with Cemetery Officials regarding meter types for calculating sewer usage.

**Action Required: No action needed at this time.**

**Conrad's Ole Mill, 603 Mill Road/Rt. 934, Stormwater Plan – Penn Terra Engineering**

Township Solicitor sent James Conrad a letter dated July 14, 2021 stating engineering fees due are delinquent. The Township will not review future plans until this amount is paid.

*On hold* - John Poff is coordinating a meeting with Light-Heigel, Lebanon County Conservation District, Karl Kerchner, Jamie Conrad and his consultant.

John Poff and Marty Sowers met with Jamie Conrad briefly on site. Recent office trailer addition investigated.

The first plan draft received by Penn Terra Engineering on April 7, 2020.

Expansion of parking lot requires a Zoning Permit Application. Mark Magrecki, Penn Terra Engineering submitted E&S Plan, PCSM Plan and Drainage Plans to John Poff on January 22, 2021. The Township did not receive copies. A formal stormwater plan application with fees was not submitted.

September 16, 2021 – John Poff advised that he spoke with property owner, Joe Silbaugh regarding the matter. A meeting will be held with Supervisor Grubb, PC Chairman Ehrhart, John Poff and Joe Silbaugh to discuss the plans for this property.

October 5, 2021 @ 1:30 pm – Meeting held. John Poff, Marty Sowers, Dennis Grubb, Tom Ehrhart, Joe Silbaugh, James Conrad and Mark Magrecki were in attendance.

October 6, 2021 – Mr. Silbaugh provided bridge easement information by email.

**Action Required: No action needed at this time.**

**Boots and Hanks – 36 Coon Creek Road**

October 19, 2021 – Received a request for inspection and permission to reduce financial security required.

**Action Required:**

**Large Solar Farms on agricultural zoned areas** – Steve Dellinger, Hanover Engineering

**Transit-Oriented Facilities (warehouse and distribution)** – Steve Dellinger, Hanover Engineering

**Monthly Zoning Permits Review**

**Other Business:**

**Future Topics:** I-81 Proposed Development and Intermodal Truck Parking; Airbnb; Microbreweries/Distilleries/Wineries; Bulk Water Extraction

**Upcoming Meeting Dates:**

Board of Supervisors  
Planning Commission

Monday, October 25, 2021 @ 7:30 p.m.  
Thursday, November 18, 2021 @ 7:30 p.m.

**Plan Expiration Dates:**

Hanover Logistics – Warehouse Land Development Plan  
Don Allison, 10575 Allentown Blvd. – Small Flow Treatment Facility  
Dalton Himmelberger – 10387 Jonestown Road - Poultry Operation  
Kevin Kreiser – 33 Crooked Road – SWM Ex  
Kreider Farms – Poultry Plan – Pleasant View/Homestead Roads  
Linda Groh – SWM – Ex Plan – 17 Wolf Lane

October 25, 2021  
October 29, 2021  
November 17, 2021  
November 17, 2021  
December 15, 2021  
December 15, 2021

**Adjourn**