

PLANNING COMMISSION

AGENDA

November 18, 2021

Open Planning Commission Meeting

Meeting Minutes Approval

October 21, 2021 Meeting Minutes Approval

Public Comments:

New Business:

Old Business:

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

October 1, 2021 - Submitted LDP

October 21, 2021 – Accepted plan for review (Expiration Date – January 19, 2022)

October 25, 2021 – BOS did not need to take any action.

October 27, 2021 – Lebanon County Planning Dept. provided Review Letter

November 18, 2021 –

Action Required: John Poff will provide a new Review Letter.

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.

October 25, 2021 – BOS granted conditional approval of the plan ... subject to John Poff's 10/21/21 review letter.

November 18, 2021 –

Action Required: Nothing required from PC at this time.

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.

October 25, 2021 – BOS authorized John Poff to complete the application with their recommendation to not allow the Small Flow Treatment Facility, allowing that to move forward to DEP.

November 18, 2021 -

Action Required: Nothing required from PC at this time.

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 provided Review Letter #1.

October 25, 2021 – BOS did not need to take any action.

November 18, 2021 -

Action Required: John Poff will provide a new Review Letter.

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.

October 21, 2021 – No action. Waiting on plans to be submitted. John Poff will contact Himmelberger's engineer and recommend they request a 60-day plan extension.

October 25, 2021 – Request was received for a 365-day plan extension. BOS granted the extension.

(New Expiration Date – October 25, 2022)

November 4, 2021 – Received Red Barn's response to John Poff's review letter.

November 18, 2021 – Red Barn Consultant, Mark Verica, and Dalton Himmelberger will attend the PC Meeting.

Action Required: John Poff will provide a new Review Letter.

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)

October 21, 2021 – PC no action to be taken.

October 25, 2021 – BOS no action to be taken.

November 8, 2021 – 180-day time extension request received.

November 18, 2021 -

Action Required: Consider the 180-day time extension request.

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.

October 21, 2021 - Awaiting O & M Agreement and Security from the Property Owner

October 25, 2021 - Awaiting O & M Agreement and Security from the Property Owner. We have had contact from the Herbst's financial institution. They are preparing the letter of credit and it should be forthcoming soon.

October 29, 2021 – Letter of Credit received.

November 9, 2021 – SWM Ex. Agreement – signed by property owners received.

November 18, 2021 -

Action Required: Letter of Credit and SWM Ex Agreement have been provided.

They need signed and notarized by our official and then Attorney Gallo will record.

Indiantown Gap National Cemetery Expansion – Honor Engineering Co.

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

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

August 9th – 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.

October 21, 2021 – PC no action needed.

October 25, 2021 – BOS no action needed.

November 18, 2021 -

Action Required: Nothing required from PC 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.

October 21, 2021 – PC no action needed.

October 25, 2021 – BOS no action needed.

November 18, 2021 -

Action Required: Nothing required from PC at this time.

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

Steve Dellinger will provide updated draft Solar Overlay District Map.

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, November 29, 2021 @ 7:30 p.m.

Thursday, December 16, 2021 @ 7:30 p.m.

Plan Expiration Dates:

Kreider Farms – Poultry Plan – Pleasant View/Homestead Roads

December 15, 2021

Linda Groh – SWM – Ex Plan – 17 Wolf Lane

December 15, 2021

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

January 19, 2022

Dalton Himmelberger – 10387 Jonestown Road - Poultry Operation

October 25, 2022

Adjourn