

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 10, 2011**

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	Member
William Smeltzer	Member
William Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting were representatives of Landmark Homes and members of the public.

7:00 PM -- CALL TO ORDER / PLEDGE TO FLAG

Reorganization of Commission Members

The Commission will need to reorganize for the year 2011. Motion was made to retain the officers as is.

Darlene Martin	Chairperson
William Smeltzer	Vice-Chairperson

MOTION was made and seconded to have the officers remain the same as they had been in 2010. Motion carried with majority vote in favor and 1 objection.

MEETING MINUTES (September meeting minutes to be approved as October, November and December meetings of 2010 had been cancelled.)

MOTION was made and seconded to approve September 13, 2010 minutes. Motion unanimously carried.

COMMENTS FROM THE PUBLIC

A.) None this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There are no plans for review or recommendation this evening.

PLANNING MODULE FOR RECOMMENDATION

There are no Planning Modules for approval this evening.

PLANS ON HOLD WITH LCPD

The following plans are still being reviewed as necessary information is provided by the applicants/developers.

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There is nothing new to report on this plan at this time.

B.) Wagner Subdivision Plan

Date Submitted: 4-28-2010

Location/Zoned: Kimmerlings Rd & Mt Zion Rd/

Gordon Sheetz of LCPD is working with the property owners to try to resolve sewer issues that are outstanding in order to complete this plan.

C.) The Crossings @ Sweet Briar Phase I Final Subd

Date Submitted: 5-26-2010

Location/ Zoned: Kimmerlings RD & Mt Zion Rd/ R2 & C

A revised set of plans was received earlier today, reported Mgr Grumbine. There is also a request from the developer to be discussed later in the agenda.

RECEIVING OF NEW PLANS**A.) Lenni Lenape Park Phase 1 Land Dev Plan**

Date Submitted: 10-06-2010

Location/Zoning: off Weavertown RD & Narrows Dr

Mgr Grumbine reminded the Commission members this is the land the Twp had purchased several years ago to be developed as a park in the Eastern District of the Twp. She told the members it is the access area that is being proposed in Phase 1. The parking area, walking path, disk golf, pavilion and the playground area are being shown.

Member Allwein asked about the walking path which had been constructed by an Eagle Scout. Will this area be connected to that path? Mgr Grumbine replied the 2 areas will not be connected yet but the path will be visible from Phase 1.

Member Smeltzer questioned the funding for this park. Mgr Grumbine replied the Twp has received a DCNR Grant. The Twp will provide in kind services by providing the actual work to be completed for some parts of the proposed areas. Some discussion took place about future planning for the areas within this park. There will be only one all-purpose playing field. Most of the planning is for passive recreation, walking and hiking. The Commission looked at the original Master Plan to refresh what is proposed for this park.

MOTION was made and seconded to receive the Lenni Lenape Park Phase 1 Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Regional Comprehensive Plan – Suggestions for Sites to Visit**

January 31, 2011 the Comp Committee is meeting to discuss all suggested sites in Lebanon County for a visitation. The group will tour and map out the various sites for discussion at future meetings. North Cornwall, South Lebanon, Cornwall Borough and West Cornwall are the municipalities participating in the Comp Plan. Mgr Grumbine told the Commission members to think it over and offer any suggestions they might have to add to the visitation list.

B.) 2010 Year End Summary / 2010 Meeting Dates

The Planning Commission was provided with a copy of all the meeting dates planned for the Twp in 2011.

2010 Year End Summary (con't)

A summary of all the activities discussed and acted upon by the Commission on 2010 was prepared. The Commission members are asked to review the summary and note any revisions or corrections.

MOTION was made and seconded to approve the year-end summary for the year 2010. Motion was unanimously carried.

C.) Landmark Request Dated 12-29-2010; The Crossings @ Sweet Briar

A letter dated 12-29-2010 from Landmark Homes was received requesting a change in ownership of the streets planned for The Crossings at Sweet Briar Plan. Paul Zimmerman of Landmark Homes was present to discuss this request with the Commission members. Mr. Zimmerman stated that when the plan was submitted the idea of privately owned streets in this community was thought to be a good marketing tool. Due to some situations that have recently transpired, the thinking is now changing. The letter was generated to ask the Twp to consider the change from privately owned streets to dedicated public roads.

There were 2 waiver requests that had been submitted by Landmark and approved when the streets were being proposed as privately owned streets. One waiver was for cul-de-sac areas. There are requirements listed in the Twp street specs which would have to be reviewed and revised. One issue is the 15 lots proposed for the cul-de-sac areas and the Twp specs spell out a maximum of 12 lots. A snow dump site was originally discussed as part of this cul-de-sac design. Scott Miller of Stackhouse Bensinger stated there would probably have to be adjustments made but the design has been drafted to closely follow all the Twp and County specifications. What Landmark is looking to the Planning Commission for is a recommendation to the Board of Supervisors agreeing to public owned street system in this community meeting all Twp requirements. Member Smeltzer questioned the idea of a Homeowners' Association. Will there still be an Association or not for this community? Scott Miller stated the Associations' responsibilities would be the same except the responsibility of the streets.

Chp Martin stated the 2 issues of the 12-lot maximum and the issue of sidewalk waivers will have to be discussed. Member Sattazahn started the discussion by reminding everyone it was not a unanimous agreement to waive the sidewalk regulations. Due to the request of changing ownership of the streets, he is urging the Commission and the Supervisors to reconsider their waiver of sidewalks. In his opinion, if the Twp is being asked to take ownership of the streets the developer should have to comply with the sidewalk Ordinance. Another issue member Sattazahn wanted to address is the idea of the public now being permitted to use the walking trails located within a private community. Will that become an issue now that the streets are being proposed as public? Zimmerman replied it is his opinion; there will be public sidewalks on the other side of the street for public use. If this is to become an issue it might have to be looked at again.

The plan was reviewed to look at the placement of the proposed walking paths and sidewalks. Scott Miller asked the Commission if they would be agreeable to sidewalks on one side of the street as opposed to both sides of the street. Discussion followed about the specs for the sidewalks. Member Smeltzer repeated his opinion that the homes further back the road will be forced to walk across private properties or in the street to reach the walking trails. In his opinion there should be sidewalks for all the residents of the community to walk on. Another issue is the precedent that would be set by allowing this sidewalk issue to be waived.

Landmark Request Dated 12-29-2010; The Crossings @ Sweet Briar (con't)

Scott Miller indicated that the sidewalk waiver could be made unique to this particular project due to the provision of walking trails. Sattazahn repeated his thought about the home owner who will have no sidewalk or walking trail located near his property. This design does not provide access to sidewalks or walking trails to all lots. There are areas that have neither provision. Sattazahn said he wants to know why we (Twp) should start making exceptions now. Another question he has had is who is responsible for maintaining the walking trails in the event of snowfall or ice. Is it the Homeowners' Association or the property owners? A discussion took place between Zimmerman and member Sattazahn about the existing proposed sidewalk plan. Member Sattazahn said he is not happy with the current proposed plan. Sattazahn said he feels very strongly that all properties need to have either sidewalk access or immediate access to the walking path. Member Smeltzer stated that he feels the proposed walking path and the Ordinance requiring sidewalks are 2 entirely different uses. The Ordinance spells out sidewalks on both sides of the street. Member Martin remarked that if it is felt that sidewalks on both sides of the street should be required, it does not make sense to have sidewalks and walking paths. Scott Miller stated that if the sidewalks are going to be required on both sides of the street, there will be sections of the proposed walking paths which will then be eliminated.

Scott Miller spoke of the impact that the sidewalks could have in regards to stormwater control as opposed to walking trails. Sidewalks are impervious surfaces where as the trails are not. He went on to say that the idea of sidewalks will also affect the driveways and dimensions of the driveways as well as the layouts. Miller said he is happy to hear all the ideas being discussed. They are here to find out what the Planning Commission will require from the developer before any revisions to the Phase I are completed. More discussion was held about the "pockets" of areas where there were no sidewalks or walking trails. Another issue that arises is the Parks & Recreation Fee reduction Landmark received due to the original proposed walking trails. If the walking trails are eliminated or reduced, it will affect the amount of fees that has been paid by Landmark Homes.

Mgr Grumbine discussed with Scott Miller the revisions that take place as these Phases are submitted. She is anticipating any revisions being noted directly on the Phase plan as the Phases are processed. Miller agreed that it would make sense to note any revisions on the Phase submissions as the Preliminary Plan does not get recorded.

RECOMMENDATION was made and seconded to have sidewalks installed on both sides of the main thoroughfare with sidewalks on ay least one side of the streets in the community "pocket areas" that have none proposed on the current plan. The walking paths will be retained with the possibility of some portions being eliminated. Also the language in the HOA documents is to include winter maintenance for the sidewalks. The revisions should be made and brought back to the Planning Commission meeting in February.

RECOMMENDATION was made and seconded to have Landmark Homes come back to the Planning Commission with justification for the extra units in the cul-de-sac areas, over the specified maximum, or to adhere to the cul-de-sac maximum.

C.) Machamer Property – Weavertown Road

This subdivision plan had been approved in 2009. The plan has not been recorded due to the financial bonding not being posted. At this point in time, LCPD is telling the Machamer's there will be no future extensions. The bonding must be posted or the plan will be deemed as "denied". This was provided as an FYI to the Commission.

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

Theresa L. George
Recording Secretary