

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 14, 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 Tice	Member
	Charles Allwein, Sr.....	Member
	Cheri F. Grumbine	Twp Manager
Absent	William Smeltzer	Member
	A. Bruce Sattazahn	Member

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

MEETING MINUTES

MOTION was made and seconded to approve January 10, 2011 minutes. Motion unanimously carried.

COMMENTS FROM THE PUBLIC

A.) Keith Hartman- N 7th Street

Mr. Hartman questioned a rezoning of his property about 4 years ago. The issue had been pertaining to the Intensive Ag zone which had been created. He explained the difficulties he had with recent refinancing and various Banks. His question to Mgr Grumbine is, what is the procedure he would have to follow to have the original zoning reinstated?

Mgr Grumbine explained the requirements for rezoning and various expenses involved. Some discussion followed about zoning issues. Mgr Grumbine directed Mr. Hartman to contact Lebanon County Planning to discuss his questions and comments. She offered another option to Hartman. As the Twp is now beginning a Regional Comp Plan, he could write a letter to the Board of Supervisors making his request. The Comp Plan will be at least a year off from this time but the letter would be on record for consideration along with all the issues that will be reviewed during the Regional Comprehensive Plan project.

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/

There has not been any information received on this plan other than the sewer issues that are still being reviewed with Gordon Sheets, SEO with the Lebanon County Planning Dept.

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

Date Submitted: 5-26-2010

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

Revised plans for walking trails and sidewalks only had been received in the office on 2-18-11. This plan was the result of the discussion during the January meeting when the Commission requested a revision plan for sidewalks.

D.) Lenni Lenape Park Phase 1 Land Dev Plan

Date Submitted: 10-06-2010

Location/Zoning: off Weavertown RD & Narrows Dr

This plan had been received by the Planning Commission at the January meeting. As of now the plan is still being worked on by Rettew and Lebanon County Planning.

RECEIVING OF NEW PLANS

A.) There are no plans to be received this month.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Landmark request for Public Streets – The Crossings @ Sweet Briar**

Scott Miller of Stackhouse Bensinger was present to discuss the revised sidewalk and walking trails he has provided for The Crossings @ Sweet Briar Plan. Scott explained he had color coded the different areas to show what had been revised and deleted with Briar Rose having sidewalks on both sides added, per the request from the Commission.

Sidewalks are proposed for one side of the streets. Scott explained that it was decided to eliminate some of the walking trails to accommodate for the stormwater issues. He said the retention facilities will be able to contain any water runoff caused by the additional sidewalks.

Member Tice mentioned the Park & Recreation fees. Mgr Grumbine replied the P&R Board will be re-reviewing the issue of Fees in Lieu Of because of the proposed changes to the walking trails. Some other issues will be discussed and decided on before the Supervisors meet Monday night. One issue is the grassy median placed behind the curbing and next to the sidewalks areas. Mgr Grumbine explained it is being discovered that the current 1.5' strip of grass between the sidewalk and curbing is are not working so well. A meeting with Rick Bolt to discuss some of these requirements and what he might suggest will be scheduled. Scott Miller requested that he receive a copy of any comments so that he might be able to address them. She assured him following the meeting with LCPD staff and County Engineer, he will receive a copy of the comments. Mgr Grumbine told the Commission members their recommendation on the sidewalk and cul-de-sac issues are needed tonight.

Landmark request for Public Streets (con't)

Member Allwein questioned why the walking path was being eliminated in certain areas. Miller stated it did make sense to install a pathway along the roadway where there was sidewalk. When looking at the design it made more sense to install a walking path on the other side of the street which will take residents to the proposed Community Center. Miller explained the original Preliminary Plan shows the sidewalk to be extended along Briar Rose to the 2 Commercial lots when developed. Once these 2 lots are presented for development these plans will show the sidewalk linking to the Community Center.

Member Allwein questioned if anyone had heard any comments from Members Smeltzer or Sattazahn on this sidewalk issue. Mgr Grumbine stated she had spoken to Member Smeltzer and he had indicated he is still standing with his comments at last month's meeting which is, the sidewalks are necessary. She said she had received a few comments from Roadmaster Brensinger regarding the snow dumps shown on the plan in the cul-de-sac areas. He indicated the dumping area will be sufficient for plowing. Another concern Roadmaster Brensinger had was making sure the details of the crosswalk markings be shown on the plan. Scott questioned the Planning Commission if he has addressed all their concerns with the sidewalk issue. He also asked if there were any questions they have that he could explain. Chp Martin stated that the concern they had which was regarding all of the community residents having access to sidewalks appears to have been answered with the revisions that have now been provided.

The cul-de-sac issue was discussed next. The options are to allow the variance to stand as is or decide to enlarge the lots to allow for the maximum of 12 lots, according to the requirements. Paul Zimmerman of Landmark Homes remarked on the people who will be living in the community. He reminded the Commission they had received a waiver from the Ordinance requirement. He was told that the request to be released from the private street issue puts the cul-de-sac issue back on the table for discussion. The Preliminary Plan approval is being changed with the private versus public street question. A question was asked about whether or not County Planning needed to make a decision on the cul-de-sac requirements. Mgr Grumbine explained to the Commission that the cul-de-sac issue is included in our regulations therefore County Planning staff will look to the Twp on the issue.

Member Tice stated he has a problem with agreeing to the cul-de-sac variance because it then sets precedence for future requests. Chp Martin stated she is inclined to agree with Member Tice. When Paul Zimmerman mentioned that he fails to see what difference it would make, Mgr Grumbine explained that when the system was proposed to be private streets, it eliminated the County and the Twp of any responsibilities. With the requests for public streets, the safety factor of the motorists falls to the County and the Twp. Discussion followed about the number of lots proposed for the cul-de-sac areas.

MOTION was made and seconded to recommend approval to the Board of Supervisors with stipulations. The cul-de-sac should be restricted to 12 lots or the variance should state the number of lots is approved because this is an age restricted adult community (55+). The proposed revised sidewalk designs, along with a slight adjustment in the walking path connection at Lots 41/42 are acceptable to and are recommending approval to the Board of Supervisors.

B.) Airport Hazard Zoning Ordinance

Due to the close proximity of the Deck Airport located in Jackson Twp, we are required to consider adoption of an Airport Hazard Ordinance. All commission members indicated they had reviewed the material provided prior to the meeting and find it acceptable.

MOTION was made and seconded to recommend approval of the Airport Hazard Zoning Ordinance. Motion was unanimously carried.

C.) Regional Comprehensive Plan

Member Allwein updated the Members on the latest meeting. A kick-off meeting was held with the newly appointed consultant. A trip is scheduled for Monday, February 28th to tour several proposed sites within the participating municipalities. The idea is to acquaint everybody with the various areas that are included in our Regional Comp Plan. Mgr Grumbine added that the County Commissioners approved a Grant application for the Step 2 funding at 50% of the cost. She told the Commission the Grant funding will be a tremendous help in completing this project.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary