

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
MARCH 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 .....	Chairperson
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine .....	Twp Manager

Absent                      William Smeltzer ..... V-Chairperson

Also in attendance at this meeting were some members of the public.

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

**MEETING MINUTES**

**MOTION** was made and seconded to approve February 14, 2011 minutes. Motion unanimously carried.

**COMMENTS FROM THE PUBLIC**

There were no comments from the public this evening.

**ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD**

**A.) Lenni Lenape Park Phase 1 Land Dev Plan**                      Date Submitted: 10-06-2010

**Location/Zoning:** off Weavertown RD & Narrows Dr

A letter from County Planning was received which is recommending approval as all requirements have been met. The Commission members reviewed the park plan and discussed some of the highlights regarding the plan. The entrance/exit from Weavertown Road is shown for a later phase. The main entrance will be off Narrows Drive.

Chp Martin questioned if the Twp crews would be completing the outlined work. Mgr Grumbine replied the utilities will be installed by the Twp employees. Member Sattazahn questioned if the work will begin as soon as this plan is approved. Mgr Grumbine explained that the Grant approval was provided verbally but the official signed agreement has not yet been received. Some discussion followed about the driveway to the park and the proposed walking trail. Member Allwein questioned if the path will be connecting to the trail the Eagle Scout had completed in the last year or so. Mgr Grumbine stated that it will eventually but will not connect immediately. Member Allwein suggested if it takes too long the Eagle Scout trail will become overgrown. The Commission discussed some of the future recreational activities that will be designed, Frisbee golf, playground areas, a sledding area and the pavilion area to mention a few.

After a review and discussion regarding the storm water plans, Chp Martin told the members a recommendation of approval was received from Lebanon County Planning.

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**Lenni Lenape Park Phase 1 Land Dev Plan (con't)**

**MOTION** was made and seconded to recommend approval of the Lenni Lenape Phase I Land Development Plan. Motion was unanimously carried.

**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

This plan is still under review and nothing new has been reported.

**B.) Wagner Subdivision Plan**

Date Submitted: 4-28-2010

**Location/Zoned:** Kimmerlings Rd & Mt Zion Rd/

This lot addition plan is still being reviewed for sewer issues.

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

Date Submitted: 5-26-2010

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

During the February meeting of the Board of Supervisors, it was decided to allow the 16 lots for the cul-de-sac area due to the fact that the plan is for an age-restricted community. The Supervisors were in agreement with the Commission's recommendation for the sidewalk designs.

Member Sattazahn started a discussion on the maintenance issue regarding the walking trails. He was told there will now be sidewalks available for all areas of the development. The walking paths have been redesigned and will now be solely recreational. Mgr Grumbine explained the discussion on the grassy areas between the sidewalk and the roadway. The discussion debated the 1 ½ ft versus the 3 ft measurement and the request for a 55' R-O-W instead of 50'. Landmark balked at the request stating it would create a lot of re-engineering to accommodate this request. A suggestion was made at the Supervisors' meeting to take a look at the responsibilities of the HOA and then meet to discuss this issue.

**RECEIVING OF NEW PLANS****A.) Mary Kreiser Subdivision Plan**

Date Submitted: 3-07-2011

**Location/Zoned:** Kochenderfer Rd/ R1

Mgr Grumbine told the Commission this was a plan that had been approved approximately 2 years ago. That plan approved a new lot being created. Now the decision has been made to reverse the original plan and have the parcel recorded as one lot. When the new lot was approved there was a required bonding established to guarantee for any improvements. Now the owner decided not to move forward so would like to eliminate the required bond.

**MOTION** was made and seconded to receive the Mary Kreiser Subdivision Plan. Motion was unanimously carried.

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**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Airport Hazard Zoning Ordinance**

Last month Julie Cheney, of County Planning, recommended approval of the Airport Hazard Zoning Ordinance. After some discussion with Sol Wolf, he and Mgr Grumbine agreed that the Twp should mail notifications to the affected surrounding property owners to explain what is being considered and recommend they attend the public hearing to comment or question on the Ordinance. Although this Ordinance does not change the Zoning at all, it may restrict certain structures being built on their property do in the future.

**B.) Regional Comprehensive Plan**

Mgr Grumbine and Member Allwein told the Commission members about the tour the Comprehensive group had taken in February. She mentioned her surprise regarding the amount of developing that is planned for Cornwall Borough and provided 3 handouts from the tour for the PC members to review. North Cornwall is also planning some areas of growth. A conversation was held about the planned developments and the proximity to the turnpike. Members Allwein and Martin agreed people would move to this area to live but would commute to other areas for their jobs.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary