

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
MAY 9, 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**

**COMMENTS FROM THE PUBLIC**

There were no comments from the public this evening.

**MEETING MINUTES**

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

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

**A.) Mary Kreiser Subdivision Plan** Date Submitted: 3-07-2011

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

This plan shows reversing the previously approved Mary Kreiser Subdivision Plan which will make the parcel one lot again.

**MOTION** was made seconded to recommend approval for the Mary Kreiser Revised Subd Plan. Motion 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

There has not been any further information presented on this plan.

**B.) Wagner Subdivision Plan**

Date Submitted: 4-28-2010

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

Other than continued work on the sewer issues there has been no new information on 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

Scott Miller, of Stackhouse Bensinger Engineering, is present to discuss some of the issues pertaining to The Crossings @ Sweet Briar. Landmark has requested the streets in the community now be designated public as opposed to private. By making this request some other pertinent issues will need to be determined also.

Scott Miller reminded the Commission of his attendance at the last Planning Commission meeting. Scott started his remarks by discussing the request pertaining to the widening of the grass strip from 1.5' to 3' between the sidewalk and the street. In looking at this issue, Scott told the members the only way this could be achieved was to widen the right-of-way from 50' to 55'. This would in turn affect every single lot in this plan. As they are at the final stages of the plan and already have Preliminary Plan approval the additional width would require re-engineering on each and every lot. Recently Paul Zimmerman of Landmark had entered in discussion with the Roadmaster regarding this issue. Landmark is suggesting it would probably be better to go back to what was previously approved in the Preliminary Plan for the sidewalk issue instead of going to the revised plan approved based on discussion at the last Planning Commission meeting.

Chp Martin confirmed with Scott Miller that would mean eliminating the sidewalk areas on one side of each street that had been requested by the Commission. Member Sattazahn clarified that the request of public dedicated streets is still being made. Scott replied yes, public dedication of streets is still being requested. Chp Martin questioned what the grass width between the sidewalk and the street will be. Scott replied the 36" request will not be a possibility because it requires total re-engineering of each and every lot to go to a 55' R-O-W. A 24" grass strip is shown on the plans, as the Twp specs call for 18 inches.

Member Sattazahn said he has a problem with the lack of sidewalk availability for some of the properties. Scott replied the sidewalk is still being proposed to run continuous along one side of Briar Rose Ave. Another question in Member Sattazahn's mind is the question of the public using the walking paths. A lengthy discussion followed about the pros and cons of the sidewalks versus the walking paths.

After some discussion Chp Martin offered a suggestion that the Twp accept the streets as public and the maintenance of the sidewalks/walking paths will become the Home Owners Association. Some more discussion continued about the maintenance issue of the sidewalks/walking paths. Scott Miller suggested that they agree on some language to use that the HOA documents can include. Chp Martin asked each Commission member to express their thoughts on this issue.

Member Allwein started with commenting on the fact that he is not happy about the fact that a lot of approvals were given on various items with the understanding the streets would be private streets in the adult community.

Member Tice said he is concerned with issues that may arise from allowing these streets to go public with future/past developments in the Twp.

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**The Crossings @ Sweet Briar (con't)**

Member Sattazahn stated he feels if the original plan is to be offered, with the original sidewalks and walking paths, the streets should remain privately owned also. If Landmark is requesting public dedication of the streets then the sidewalks should be designed according to the Twp ordinances, installed along one side of the street with Briar Rose having sidewalks on both sides.

Chp Martin told Scott Miller that the Commission is recommending that if Landmark requests public dedicated streets then the sidewalks should be designed for one side of the street with Briar Rose Ave both sides, and constructed according to Twp ordinances. Also, the home owners' documents should contain language pertaining to maintaining the sidewalks and walking paths by the association. If that isn't possible the streets should remain private as shown on the approved Preliminary Plan.

Scott asked to discuss the list of items Mgr Grumbine had emailed to him.

1. Bonding of Briar Rose Ave - Manager Grumbine reported that during a meeting in 2008 original discussions took place and the Planning Commission and Landmark agreed that Briar Rose Avenue from Mt. Zion Road to Kimmerlings Road would be bonded as part of Phase I. This was because a portion of Briar Rose was to be constructed in Phase I with the remainder to only be completed as part of Phase 4. Since that time, the plan was revised to reflect the remainder of Briar Rose Avenue to be completed in Phase 2. Thus, the Planning Commission is being asked whether they would now agree that bonding all of Briar Rose Avenue is no longer needed as part of phase 1 since it will be bonded for completion in phase 2? The Planning Commission was in agreement that bonding for Briar Rose could be done as part of phase 1 with the remaining portion bonded in phase 2 now that the street will be constructed in the first two phases. It is no longer necessary to bond the entire street as part of phase 1.

2. Public vs. Private Streets – The issue of public streets and the sidewalks has already been discussed earlier this evening.

3. Public vs. Private Streets Zoning Issue – In review of some of these issues with Bob Sentz and Rick Bolt it was discovered the ARD ordinance requires the streets to be privately owned. The Planning Commission, Board and Sol Wolf will have to discuss how to best address this issue. It was discussed that it was best to defer this issue to Solicitor Wolf for his recommendation.

4. Bldv Entrance vs. Twp Specifications – The Township is requesting that the blvd-type entrance be removed for the entrance off Mt. Zion Road and the developer construct the entrance meeting our street specifications. Following a brief discussion, the Planning Commission agreed with the Roadmaster to eliminate the boulevard-type entrance and go with our standard street specification. Although PADOT does allow this type of design, the Twp feels the blvd entrance can be eliminated without affecting the design in the PADOT R-O-W as shown on the approved permit. Scott said Landmark is in agreement that the blvd entrance could be eliminated without affecting the plan design.

Scott told Mgr Grumbine that Landmark would like to attend the Supervisors' meeting to iron out these issues. Mgr Grumbine agreed to place them on the Supervisors' May agenda.

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**RECEIVING OF NEW PLANS**

There are no new plans to receive tonight.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Regional Comprehensive Plan**

Mgr Grumbine shared with the Commission members the date for the first Milestone Meeting which involves the public and any comments/questions pertaining to the Regional Comp plan. It is scheduled for June 16 at 6:30pm in the Cedar Crest High School LGI room (next to the old gym). This is the Public's opportunity to become involved with any type of future planning.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary