

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
AUGUST 8, 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 Smeltzer	V-Chairperson
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	Twp Manager

Absent	William Tice	Member
	A. Bruce Sattazahn	Member

Also in attendance at this meeting were several 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 May 9, 2011 minutes. Motion unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Godshall Prelim/Final Land Dev Plan Date Submitted: 6-07-2011

Location/Zoned: Weavertown RD/Ind

Bob Gearhart of Matthew & Hockley was present to discuss this land development plan. He explained there is a new 42 x 105 building proposed to house equipment. The storm water will be directed to the rear of the building to 2 infiltration trenches. Mgr Grumbine mentioned a letter recommending approval has been provided by Lebanon County Planning Dept. Some discussion was held about various things pertaining to the property.

MOTION was made seconded to receive this plan and recommend approval for the Godshall Preliminary/Final Land Development 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 is nothing new to discuss on this plan.

B.) Wagner Subdivision Plan

Date Submitted: 4-28-2010

Location/Zoned: Kimmerlings Rd & Mt Zion Rd/

Revised information has been submitted to the Twp regarding the sewer information and the planning module. Per Sheila Wartluft, Ass't Twp Manager, the SEO must review and approve the planning module and then forward to Twp and Municipal Authority for approval.

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

Date Submitted: 5-26-2010

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

Lebanon County Planning Department has informed Sheila Wartluft that they have completed a review and provided comments to Landmark concerning the 3 items they need to review and correct as follows: 1. Municipal Authority approval; 2. HOP is applied for and received; 3. the finalization for any issues from Sol Wolf's office. One of these issues is the HOA which will be needed for plan approval. A 90-day extension has been granted.

RECEIVING OF NEW PLANS**A.) Homestead Acres Phase 4 Final Corrected Revised Plan**

Date Submitted: 7-14-11

Location/Zoned: off Grace Ave/R1

Mgr Grumbine explained this plan is to correct a mathematical chart which had been recorded incorrectly at the time of plan approval for the Homestead Acres Ph 4 plan. Leonard Martin, owner of the property, was present to answer any questions the Commission members might have.

MOTION was made and seconded to receive the Homestead Acres Phase 4 final Corrected Revised Plan. Motion was unanimously carried.

B.) J. Marie Martin Final Subd Plan

Date Submitted: 8-05-11

Location/Zoned: Heilmandale Rd/Ind

A tract that is located in both Swatara and North Lebanon Twp is being proposed for subdivision. The existing structures will be located in Swatara Twp and the remaining lands in North Lebanon Twp. The GLRA is involved as the lane off Moritz Drive crosses over an easement that belongs to the landfill. Mgr Grumbine stated that she had received confirmation from Larry Taylor, engineer for the GLRA, which an agreement has been reached for this easement. He said once the plan is approved and recorded the agreement will be become effective. Commission members reviewed the plan and then agreed to receive the plan as proposed.

MOTION was made and seconded to receive the plan for J. Marie Martin Final Subdivision Plan. Motion unanimously carried.

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

Mgr Grumbine told the Commission members that the meeting held last Thursday was quite lengthy. At this point a "future land use map" is being offered for all the involved municipalities to review and discuss. Five of six municipalities that make up the Cornwall-Lebanon School District are involved in this Comprehensive Plan.

Regional Comprehensive Plan (con't)

Mt Gretna is not participating in this comp plan. The land use map for all 5 of the municipalities has been provided to each of the municipalities for their review. The zoning classifications used by all municipalities is listed on a spreadsheet and explained.

Mgr Grumbine explained this is a perfect chance for shared opportunities with the other municipalities. She explained some of the issues that have been discussed by this group. At this point, Mgr Grumbine explained that the municipalities are being asked to review, comment and/or question some of the items shown on the draft of the land use maps. A lot of discussion was held by Commission members on the variety of concerns about the zoning classifications and the future of some of the questionable areas located within North Lebanon Twp. Some of the areas for discussion are Pumpkin Ridge, Prescott Drive; Smutzy located between Jay Street and Rte 72 and the Hershey Bare property located in the Heilmandale area. Some discussion was held by the Commission members pertaining to the difficulties with the surrounding areas of these 3 properties. Infrastructure would play a key part in any future planning for these properties. High Density (R2) is a category that the members felt should be controlled and maybe shared by the other municipalities.

Mgr Grumbine asked the members for their thoughts on some of these properties. The members agreed that the Bare property located off Heilmandale Rd seems more suited to Light Industrial or an Office Park category. Pumpkin Ridge property would meet several different classifications due to the neighboring zoning classifications. The Smutzy property is suited as Ag due to the unknown quality of the grounds.

Mgr Grumbine told the Commission to review the information provided and provide to her any comments or concerns they might have. She will then take it back to the group for discussion. Member Smeltzer questioned if the City of Lebanon was involved with this plan at all. He was told no, the group was kept to the municipalities that comprise the Cornwall-Lebanon School District, as recommended by the County Comprehensive Plan. He voiced an opinion that it would have been beneficial to have the City as a partner for a variety of zoning reasons. Mgr Grumbine stated it is really late in the planning process to try to include the City at this point.

Possible Zoning Requests were discussed as a part of the Comprehensive Plan. Mgr Grumbine told the Commission these are all possibilities that have been discussed but are not being submitted for any type of action. When the time comes the Commission will be asked to make recommendations.

1. Marks, Mace and Fisher; Water Street - Mgr Grumbine told the Commission members that this is a request that will be coming before them in the near future as we have received a formal petition. She has contacted the Engineer to provide the information that will be needed for a public hearing.

2. Old Ebenezer Road/Rte 72 N - Mr. Jay Horst, who had purchased George Heist's property, is interested in possible rezoning. The property is currently zoned C2 and he would like to rezone to residential in order to provide elder care type units.

3. Proposed Tenaska Power Plant off Rte 343/ W Kercher Ave - This property is listed as a possibility due to the continued interest from Tenaska in constructing a power plant.

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

Theresa L. George
Recording Secretary