

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 12, 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
William Tice	Member
A. Bruce Sattazahn	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting was Scott Miller-Engineer for Landmark, and two other members of the public. It was noted that Paul Zimmerman from Landmark arrived to the meeting at the very end of the conversation between the Planning Commission members and Scott Miller; just before the motion by the Planning Commission.

Chairperson Darlene Martin led the group in the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC

There were no comments from the public this evening.

MEETING MINUTES

MOTION was made and seconded to approve August 8, 2011 minutes. Motion unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) The Crossings at Sweet Briar Phase I Final Subdivision Plan

Date Submitted: 5-26-2011

Location/Zoned: Kimmerlings Road and Mt. Zion Road

The Phase 1 Final subdivision plan for The Crossings at Sweet Briar was before the Commission for a recommendation. The Municipal Authority has provided a letter approving all sewer related issues and the Park and Recreation agreement has been approved and fees paid by the developer. A letter was received from Bob Sentz-LCPD requesting action by the Commission.

The Commission reviewed the two outstanding items regarding this plan. First item discussed was the previous request by Landmark to change the streets in this development from being private and under the responsibility of the Homeowners Association to public streets and dedicated to the township following construction and acceptance by the township. There were several meetings where this issue was discussed at the Planning Commission meeting and a recommendation was made to the Board of Supervisors.

The Crossings at Sweet Briar Phase I Final Subdivision Plan (con't)

In May of 2011, the Board of Supervisors voted against the Planning Commission recommendation and agreed to the streets being dedicated to the township without requiring additional sidewalks, as worked out by the PC members. Landmark requested that the Board change their ordinance to permit streets in an Age-Restricted Development (ARD) to be dedicated to the township.

During the discussions members of the Planning Commission did not feel comfortable in recommending approval of this plan until a public hearing is held and the Board passes the ordinance, which would then allow the plan to move forward with streets that would eventually be dedicated to the township.

The second item that remains outstanding is the Homeowner Association documents. The Planning Commission discussed with Scott Miller that they want a copy of this document to review to make sure of the maintenance requirements for the walking paths. Several members felt strongly that because the walking paths were approved in lieu of sidewalks then the walking paths must be maintained to the same degree as sidewalks. I.e., snow cleared off, accessible 365 days a year, etc. This has been discussed during several meetings between the Planning Commission members and Landmark representatives.

MOTION was made and seconded to table any action on The Crossings at Sweet Briar Phase I Subdivision Plan until the ARD Ordinance is changed permitting streets in an ARD to become public streets AND a copy of the HOA documents are received by the Planning Commission members to confirm maintenance requirements for walking paths. Motion unanimously carried.

Scott Miller from Landmark re-confirmed the direction of the Planning Commission members. The members stated that before their next meeting they need a copy of the Homeowner Association documents to review the maintenance requirements. Manager Grumbine stated she would recommend that the Board advertise a public hearing for their October meeting, so the Planning Commission could make a recommendation at their November meeting if the Homeowner Association documents are in order.

PLANS ON HOLD WITH LCPD**A.) Herb Homestead Land Development Plan**

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There was nothing new to discuss on this plan.

B.) Wagner Subdivision Plan

Date Submitted: 4-28-2010

Location/Zoned: Kimmerlings Rd & Mt Zion Rd/

Manager Grumbine reported that she received an email today stating that this Plan will be processed as soon as fees are paid to the County and the full set of plans is received from the engineer. Manager Grumbine anticipated that this Plan and Planning Module would be ready for recommendation at the October meeting.

C.) Homestead Acres Phase 4 Final Corrected Revised Plan Date Submitted: 7-14-11

Location/Zoned: off Grace Ave/R1

Plan currently with Lebanon County Planning Department for processing at this time.

D.) J. Marie Martin Final Subd Plan

Date Submitted: 8-05-11

Location/Zoned: Heilmandale Rd/Ind

Plan currently with Lebanon County Planning Department for processing at this time.

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

Manager Grumbine first discussed with the Planning Commission members specific information regarding Transportation Issues and Opportunities (I&O) discussed at the Regional Comp Plan meetings. Specifically for North Lebanon Township the I&O list several intersections.

- 1.) Rte 343 & Kimmerlings Road/Kochenderfer Road – Specifically visibility at the intersection. Manager Grumbine discussed the most recent improvements by PaDOT at this intersection, the cross bars pavement markings installed before each approach on Rte 343, as well as “Look Left-Right-Left” sign on the west and east bound roads at the intersection. The bump-outs are also scheduled during line painting by PaDOT for this intersection.
- 2.) E Lehman Street/15th Avenue – In front of Wal-Mart – circulation pattern should be reviewed.
- 3.) Pa72 with Tunnel Hill Road, Hill Street, and North 22nd Street (Pansy Hill intersection) – Further improvement of the intersection to be negotiated as more businesses locate in the business park.

Another item discussed during the last Comp Plan meeting was the suggestion to study the Route 72 corridor through North Lebanon Township. Plans are underway with the MPO to prepare a study for the Route 72 corridor south of the City because of the congestion. It was suggested that the north section of Rte 72 also be studied for suggestions on how to prevent similar congestion problems when development occurs.

The map provided by the consultant also recommends the study of Rte 422 corridor both on the west end that is shared with N Cornwall/W Lebanon and on the east end shared with South Lebanon Township.

Next Manager Grumbine shared with the group recent discussion on Regional Land Use and Development Plan. Manager Grumbine stressed the importance of everyone understanding that these suggestions do not change the zoning for any particular property. These are merely properties that the consultant asked we take a look at and suggested the committee review a possible alternate zoning to be considered in the future if the property owner was open to the idea. Of course, if the property owner is opposed nothing further would be pursued. Manager Grumbine mentioned that at the last Comp Plan meeting, Hershey Bare attended, and his realtor spoke and stated that Mr. Bare is in no way interested in having his lands changed from Industrial to any other zoning classification. However, it should be noted that if the Committee decides that maybe light industrial, commercial, office/institutional, or other classification may be a good fit, it is merely a suggestion only and not a change of the zoning.

Manager Grumbine reviewed some of the other areas where the consultant suggested we make a recommendation on other suitable zoning classifications. Again, this would not change a property’s zoning but would suggest that there may be a possibility for other zoning classifications down the road IF the property owner was agreeable.

Regional Comprehensive Plan (con't)

When reviewing the Long Lane area, Manager Grumbine stated that she looked into the properties and found that 2 of the 5 properties were committed into Land Preservation, so she did not feel it was a good idea to provide an alternate zoning classification and they should remain Ag with no option to be listed.

The 20 acres off Tunnel Hill Road are in the area of the Bonalle horse farm and Kreider chicken houses and have some steep slopes that would not lend itself to High Density Residential. This would also bring additional traffic into the Pansy Hill intersection. The Planning Commission agreed with this logic.

The Planning Commission also felt the same way regarding the 41 acres off Hill Street. They preferred to not provide alternate zoning and leave only as Ag because of the increase in traffic this would generate to the Pansy Hill intersection, which is already highlighted as an area needing possible future improvements with development to the park.

The Rte 72/Old Ebenezer Road where 53 acres are currently zoned General Commercial, the committee felt should remain Commercial or Neighborhood Commercial as an alternative but not High Density Residential.

The 111 acres off N 8th Avenue, Manager Grumbine stated that this was the Beulah Fox farm and the only farm that she could remember where the property owner requested that it be taken out of the residential district and placed into Ag. Ms. Fox made this request and the Board was able to make the change before she died. Thus, no one wanted to see any change to this property and it should remain Ag. Manager Grumbine stated she did not know if there was a deed restriction also placed on the property by Ms. Fox.

The Rte 422, 91 acres suggested to have an alternate zoning of Mixed use or Neighborhood Commercial/HDR would leave a small block currently operating as a truck terminal and zoned Industrial. The Planning Commission members discussed their concern with leaving a small tract as Industrial and changing everything around it. No one was in favor of the High Density Residential classification for this area.

The next area was 254 acres along Rte 422/Prescott Drive to go from Industrial to Mixed use. The Planning Commission discussed this area at length and had a difficult time making a suggestion, as the area is surrounded by a mixed use of Ag with Commercial along Rte 422. Discussion recognized the difficulty in providing suggestions for this area and the possibility of maybe some Neighborhood Commercial or Office/Institutional would be appropriate but no conclusions were reached by the members. This area is also the headwaters of the Tulpehocken Creek and special regulations should be in place to protect the creek.

In discussing the property known as the Smutzy it was concluded that because of the unknown stability of the soils the property should remain as Ag.

In addition, Manager Grumbine discussed the remaining lots in the Jonathan Leffler Industrial Park off Suzy Street. She mentioned that the remaining lots on the east end of the development are very small and not suitable for industrial use. Mr. Leffler mentioned several times that he would like to change the zoning classification to Office/Institutional to better fit the small lots sizes.

Regional Comprehensive Plan (con't)

This would not change the Industrial zoning for the larger lot at N. 15th Avenue and Suzy Street. The Planning Commission members were in agreement with the suggestion for Mr. Leffler's remaining lots on the east end of the Industrial Park.

Manger Grumbine also provided to the members a copy of the minutes for the August 18th Regional Comp Plan meeting and reminded them that they can go on the website (www.cornwall-lebanonplan.com) at any time to review the various meeting minutes and pertinent information.

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

Respectfully Submitted,

Cheri F. Grumbine
Township Manager