

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
OCTOBER 10, 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:

	William Smeltzer	V-Chairperson
	Charles Allwein, Sr.....	Member
	William Tice	Member
	Cheri F. Grumbine	Twp Manager
Absent	Darlene Martin	Chairperson
	A. Bruce Sattazahn	Member

Also in attendance at this meeting was Jason Chernick of Steckbeck Engineering and Surveying, Brent McFeaters of Matthew & Hockley and several members of the public.

Vice - Chairperson Bill Smeltzer led the group in the Pledge of Allegiance.

COMMENTS FROM THE PUBLIC

There were no comments this evening.

MEETING MINUTES

MOTION was made and seconded to approve September 12, 2011 minutes. Motion was unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Wagner Subdivision Plan Date Submitted: 4-28-2010

Location/Zoned: Kimmerlings Rd & Mt Zion Rd/

The Planning Module submission was reviewed by the Planning Commission members. A letter signed by Gordon Sheetz, the SEO, stated his approval of the Planning Module information.

MOTION was made and seconded to authorize the Chairperson's signature on the Wagner Planning Module as submitted. Motion carried unanimously.

A letter of approval was provided by the Lebanon County Planning Department for the Wagner Subdivision Plan. Vice-Chp Smeltzer asked fellow members for any questions or comments on this lot addition plan for the Wagners. All members agreed this seemed to be a standard lot addition plan. Jason Chenich informed the Commission members he would be happy to discuss any questions they might have. There were no questions.

MOTION was made and seconded to recommend approval of the Wagner Lot Addition Plan. Motion unanimously carried.

B.) J. Marie Martin Final Subd Plan

Date Submitted: 8-05-11

Location/Zoned: Heilmandale Rd/Ind

The Planning Module submission was reviewed by the Commission members. A letter signed by Gordon Sheetz, SEO, was provided stating his approval of the Planning Module information.

MOTION was made and seconded to authorize signature on the Planning Module for the Marie Martin Subdivision Plan. Motion carried unanimously.

The Marie Martin subdivision plan was discussed next. This plan involves 2 different municipalities for approvals, Swatara and North Lebanon Townships. The lands in question straddle both municipalities. The plan is to create a new property border that follows the municipality boundaries. Swatara's Planning Commission had approved the plans at their meeting last week. NLT Commission members were in agreement that this plan was very standard as far as what was being proposed. The plans will be reviewed by the Swatara Board of Supervisors on Thursday night and will be returned to North Lebanon for the Monday, Oct 17th Supervisor meeting.

MOTION was made and seconded to recommend approval of the Marie Martin subdivision plan. Motion unanimously carried.

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

Location/Zoned: off Grace Ave/R1

Mgr Grumbine explained this plan was necessary to correct the measurements and bearings chart located on Page 2. Nothing else on this plan was revised. This original plan had been approved quite awhile ago.

MOTION was made and seconded to recommend approval of the corrections of the measurements charts for the Homestead Acres Phase 4 Revised Plan. Motion carried unanimously.

PLANS ON HOLD WITH LCPD**A.) The Crossings at Sweet Briar Phase I Final Subd** Date Submitted: 7-14-2011**Location/Zoning:** off Grace Ave/R1

The Planning Commission had tabled this plan at last month's meeting. A draft of the HOA documents has now been provided for all members to review. Member Tice questioned if the Public Hearing for the Zoning issue was scheduled yet. Mgr Grumbine stated the Public Hearing will be held during the November Supervisor meeting as Sol Wolf will not be in attendance during the October meeting.

B.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There was nothing new to discuss on this plan.

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

Mgr Grumbine informed the members a Regional Comp meeting was held last Thursday. At this point in time they are discussing the various services each municipality provides.

Regional Comprehensive Plan (con't)

The review will continue at the next meeting along with discussion about the option to possibly combine or regionalize some of these services, such as crack sealing, to try to create some savings for all municipalities.

B.) ARD Revision – November Meeting; Public Hearing

Mgr Grumbine reminded the members that for their last meeting Sol Wolf had provided a draft of the revised ARD Ord language. The language regarding the option of private versus public is being reviewed and what type of language to include in the Ordinance. One idea is to allow the option of requesting public or private at the time of plan submission. Another idea is to require all public streets and not offer any options to the developer.

Member Allwein said he feels the option should still be offered to the developer. If the developer is considering a gated community, the streets should be private. Member Smeltzer indicated his agreement that an option would be nice for the developer. However when he considers the Supervisors concerns about the long term road maintenance, Smeltzer said he can understand that as a potential issue. It would be nice to get some Liquid Fuels for street maintenance. However the developer should have the option to choose. Member Tice stated that this issue with Landmark changing midway in the planning process has really stalled the process. He said the decision should be made by the developer in the beginning of the process, not midway through the process. All members agreed this issue is a difficult one to resolve.

Member Smeltzer questioned Mgr Grumbine if the amount of Liquid Fuels funds is enough to cover the maintenance of the roads from the time the Twp accepts ownership of the roads. Mgr Grumbine explained the ongoing issues with dwindling financial amounts granted to the municipalities and the amount of continued maintenance work do not even out in the end. The cost of paving materials continues to fluctuate. The discussion continued considering both sides of the argument. He asked Mgr Grumbine to try to explain the Supervisors' thinking, as it seemed they were anticipating taking ownership of these streets right from the beginning of this plan submission. Mgr Grumbine stated it is difficult to try to explain other than the Board felt they should not say no when this request was submitted. Member Smeltzer disagreed saying the option of turning this request down was present. A decent amount of decisions had already been made going on the assumption the streets would be privately owned and maintained by the Homeowners Association. It now seems the Twp has accepted the burden of responsibilities for this community just because the developers changed their minds. Member Smeltzer mentioned he has stated this many times and continues to feel strongly about it even now. Member Allwein shared his concerns about the neighboring community as it is a private community with privately owned streets. How will this decision appear to that Home Owners Association?

Mgr Grumbine asked that the Commission members state their recommendation for the language to be contained in the ordinance. Members Smeltzer, Tice and Allwein all stated they would recommend the developers have the option for public or private streets, when making plan submission. Member Allwein questioned if the HOA agreement and the Ordinance would be acted on at the November meeting. Mgr Grumbine said the Solicitor had some recommended revisions for Landmark's attorney to make in the agreement. If the revisions are completed and returned to the Twp before the November meeting, it is possible that both will be acted upon at the November meeting. She said the draft could be available for the Commission to review at their November meeting. Mgr Grumbine told the members after reading through the HOA documents to email her if there are any questions or comments they would like to share.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary