

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
DECEMBER 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:

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

Absent: Darlene Martin Chairperson
William Tice Member

Also in attendance at this meeting was Scott Miller of Stackhouse Bensinger, Paul Zimmerman of Landmark Homes and several members of the public.

The Pledge of Allegiance was recited.

COMMENTS FROM THE PUBLIC

There were no comments this evening.

MEETING MINUTES (the November meeting had been cancelled)

MOTION was made and seconded to approve October 10, 2011 minutes. Motion was unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) The Crossings at Sweet Briar Phase I Final Subd Date Submitted: 7-14-2011

Location/Zoning: off Grace Ave/R1

V-Chair Smeltzer stated that Phase 1 has been reviewed by County Planning and is being recommended for approval. The only issue that is still unanswered is a draft of the HOA documents. Paul Zimmerman mentioned that he had been told as long as the HOA documents are provided before the Supervisors meeting the process will continue. Mgr Grumbine informed the Commission the ARD ordinance had been passed.

MOTION was made and seconded to recommend approval of Phase 1 for The Crossings at Sweet Briar contingent on the Solicitor's review and approval of the HOA documents. Member Smeltzer voted nay to this recommendation for all the reasons he had given during previous discussions pertaining to this plan. Members Sattazahn and Allwein voted in favor of the plan. Motion carried 2 to 1.

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.

RECEIVING OF NEW PLANS**A.) Thomas A. Jr/ Je'nette Stewart Subd (lot add) Plan** Date Submitted: 10-11-2011**Location/Zoned:** Rockwood area/ R-1

Mgr Grumbine explained this property is located within the area of Rockwood that is being reviewed for a public sewer project. The Municipal Authority will be addressing the sewer issue questions by sending a letter to the developer regarding the proposed sewer project. The plan shows a large tract of land being divided and a portion of that lot being added to the existing tract 4. The residual lands will remain with the existing house. An area located between the 2 tracts is not labeled for ownership. V-Chm Smeltzer commented that a maintenance agreement would be required and Mgr Grumbine said she would add that to her comments. General discussion was had about the various setbacks shown on the plan. The lack of a separate access to each tract was also discussed.

B.) Harold John/ Penny Tice Subd Plan

Date Submitted 10-18-2011

Location/Zoned: Halfway Dr/ Ag

This plan is showing a lot addition with a parcel of land being divided off and added to a neighboring parcel. The properties in this area are served by onlot wells and septic systems. A question pertaining to the secondary site for an onlot system will need to be addressed.

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

Member Allwein told commission members the next meeting for the Comprehensive Plan is scheduled for February 2nd. The second Public Hearing is scheduled for February 16th (snow date of February 23), and draft review for March 1st. He stated that a lot of discussion had been held pertaining to stormwater issues.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary