

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 9, 2012**

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

Absent: William Tice Member

Also in attendance at this meeting were Gary Matthews and Brent McFeaters of Matthew & Hockley and several members of the public.

The Pledge of Allegiance was recited.

Oath of Office

After having been reappointed to the Commission, Darlene Martin submitted her Oath of Office to be filed.

REORGANIZATION OF COMMISSION OFFICERS

Member Allwein made a motion to maintain Darlene Martin as Chairperson and William Smeltzer as Vice Chair.

MOTION was made and seconded to retain Darlene Martin as Chairperson and William Smeltzer as Vice Chairperson. Motion unanimously carried.

MEETING MINUTES

Member Smeltzer requested the minutes to be corrected to show he had voted nay for the recommendation for approval on The Crossings at Sweet Briar Phase I Final Plan.

MOTION was made and seconded to approve December 12, 2011 minutes after correction is made to the final vote stating that Member Smeltzer had voted nay. Motion was unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There are no plans for recommendation tonight.

PLANS ON HOLD WITH LCPD

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

No discussion.

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

No discussion.

C.) Harold John/ Penny Tice Subd Plan

Date Submitted 10-18-2011

Location/Zoned: Halfway Dr/ Ag

Member Smeltzer questioned the hold up on the Tice plans. Mgr Grumbine explained the correct submission fees have not been paid to the Municipal Authority for Plan review. Also the septic pumping program for on-lot systems has not been adhered to. Several requests have been made to Mr. Tice to proceed with the pumping of the septic tank on this property with no response from Mr. Tice. Brent McFeaters of Matthew & Hockley reported that the actual planning work is completed. It is a matter of Mr. Tice completing the issues he has to attend to.

RECEIVING OF NEW PLANS

There are no new plans to be received tonight.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Marks, Nace, Fisher Zoning Amendment Request; Water Street**

A zoning amendment request has been received regarding some properties located on the eastside of Water Street and near the Rockwood area. Jeffrey Marks, Ralph Mase and the Fisher family are the owners of the properties. The request is to re-zone the majority of the lands to R1 (residential) and a 12.9 acre portion located to the rear of the Fisher Bus Co to C2A (commercial). Discussions had first started about this particular request in October of 2010.

Gary Matthew and Brent McFeaters are present to discuss the rezoning request with the Commission members. The plan involves several individuals who own property in the area. 21 acres is owned by Marks and Mase. Another 113 acres is owned by the Fisher family. Public water service is available in the nearby area. Proposed public sewer is being jointly designed by North Lebanon Twp Municipal Authority and Swatara Twp for the Rockwood area. There are 3 neighboring developments all zoned R1 for residential living. Fisher is requesting a portion be zoned Commercial (C2A) for developing a bus storage area (10-12 acres). The rest of the 100 acres is being requested for residential (R1) lots with the lots measuring approximately 15,000-20,000 sq ft per lot. The neighboring Artz property, which is zoned Ag, is not being considered for rezoning at this time but the conceptual plan is making consideration should a request be made in the future by Artz or a future owner. Gary Matthew reported that Lot 129 contains 9.9 acres and the existing farm and buildings. The requested Commercial (C2A) lot is 12.9 acres which is in accordance with the requirements for this type of lot.

Gary Matthew told the Commission should this Zoning Amendment be approved the Commercial lot for the bus storage would require that the Fishers submit a Land Development plan and would specify all the details pertaining to the development of this lot. The Fisher family is proposing 129 developing lots. The Marks and Mase property would be required to submit a Preliminary Plan for their proposed 29 lots. Mr. Matthew said there are a total of 29 lots with 7 of the lots facing Water Street. The wetland area was mentioned. Proposed Lot 3 measures 5.7 acres and contains the wetlands as well as the floodplain area. Chp Martin mentioned the cul-de-sac shown and was told it is designed within the Twp regulations. Mr. Matthew told her it measures 500 feet in length. The Commission thanked Mr. McFeaters and Mr. Matthew for their presentation and discussion.

Marks, Nace, Fisher Zoning Amendment Request; Water Street (con't)

Chp Martin commented on the fact that only 2 entrances to the development area are proposed. A lot of discussion followed about the concerns for more than 2 entrances to the proposed development when considering additional bus traffic and additional residential traffic. Chm Martin questioned the timing of this zoning request and the proposed sewer project for the Rockwood. Mgr Grumbine suggested the Commission ask the Authority to provide comments about the sewer project to the Commission.

Member Smeltzer voiced concern about the Artz Ag property being isolated and surrounded by all the residential developing. He questioned if the Artz property is being farmed at this time. He was told that it does not appear to be farmed but there could be reasons why it was not farmed this past year. Member Smeltzer requested the minutes from the Henry Smith Public Hearing be provided to the Commission members. He stated it will be interesting to read what was discussed at that time and what the reasons were for the denial at that time.

Resident Audrey Zellers questioned the location of the proposed bus garages. She was asked to step up to the table and view the proposed planning for the area. Some discussion followed regarding the current bus storage area and the proposed new storage area.

Mgr Grumbine explained the process for the Zoning Amendment request. At the next Board meeting the Supervisors will be informed of this request and will be provided with the same information that had been provided to the Commission. They will determine the date for a public hearing. The property will be posted and notifications mailed. Once the date for the Hearing is scheduled, Lebanon County Planning and NLT Planning Commission will be asked to complete a review and offer a recommendation to the Supervisors.

B.) Regional Comprehensive Plan

Member Allwein said he had received new information about the Comp Plan today but he did not have the opportunity to review it. Mgr Grumbine said the next meeting is scheduled for February 2nd at South Lebanon Twp 7pm. February 16th is the next Milestone meeting to be held at the South Lebanon Elementary School. The purpose of this meeting is to present what has been discussed and proposed for the completed comprehensive plan.

C.) Newly Adopted Official Twp Zoning Map

The latest adoption of the Official Twp Zoning Map was provided to the Commission members for their files.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary