

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 13, 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	Chairperson
William Tice	Member
Charles Allwein, Sr.....	Member
A. Bruce Sattazahn	Member
Cheri F. Grumbine	Twp Manager

Absent: William Smeltzer Vice –Chairperson

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

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the January 9, 2012 meeting minutes. Motion was unanimously carried.

There were no Comments from the Public this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Harold John/ Penny Tice Subd Plan Date Submitted 10-18-2011

Location/Zoned: Halfway Dr/ Ag

A letter from Lebanon County Planning Dept has been received recommending approval of the Tice subd/lot addition plan. Brent McFeaters from Matthew & Hockley is present to answer any questions. Brent explained that both properties had been originally owned by family members. The father has since passed away. A portion of the father’s property is being divided off and annexed to the son’s property. The remaining property which contains an existing dwelling is being sold. The son’s property will continue to be used for farming purposes.

MOTION was made and seconded to recommend approval of the subd/lot addition plan for Harold and Penny Tice. Motion unanimously carried.

A question about the required Planning Module for this plan was asked. As there was some confusion about the Planning Module submission, Mgr Grumbine told the Commission she would check on the status of the Planning Module. The Commission members agreed they could approve authorization for the Chairperson’s signature conditional on the Municipal Authority giving approval of the sewer planning.

MOTION was made and seconded to authorize the Chairperson’s signature on the Planning Module pending approval from the NLT Municipal Authority. Motion unanimously carried.

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

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

Member Sattazahn questioned the length of time this plan has been and will be carried without any action on it. Brent McFeaters explained the real estate market and the economy are issues preventing movement on this plan. Mgr Grumbine told the Commission members this decision would be for them to make. A zoning hearing approval was given for the 3 townhouses proposed for this property. The decision awarded by the Zoning Hearing Board will expire 2 years from the date of the decision. Mgr Grumbine mentioned that the 2 year expiration date is approaching. Chp Martin requested the date of the Zoning Hearing decision be provided at their March meeting. Brent remarked he will probably be in attendance at that meeting to represent the Stewart plan. He will make contact with the developer on the Herb Plan and try to have more information for the Planning Commission members at that time.

B.) Thomas A. Jr/ Je'nette Stewart Subd (lot add) Plan

Date Submitted: 10-11-2011

Location/Zoned: Rockwood area/ R-1

This plan is very close to requesting approval. However there are still some issues with the sewer planning regarding this lot addition plan as it is located within the proposed Rockwood sewer project area. The Municipal Authority will be working on resolving the issues until the next Planning Commission meeting.

RECEIVING OF NEW PLANS

There are no new plans to be received tonight.

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

Chp Martin stated the Planning Commission members had received an email containing the discussions and decisions made on a zoning amendment request that had been submitted in 2004 by Henry Smith, property owner at that time, and Earl Hess, developer.

Member Allwein said he does not have concerns about the Commercial request. However he can think of several issues regarding the Residential request. One of his thoughts was to ask for comments from Swatara Twp concerning all the traffic that will be directed to the intersection at Water St and Grace Avenue, which is located in their municipality. Member Allwein stated this intersection is not a good situation currently and that is without the consideration of all the extra traffic flow any proposed Residential areas would contribute.

Member Sattazahn indicated he agreed with these remarks. After some discussion Chp Martin questioned if the Commission could ask for a Traffic Study for an intersection that is located in another municipality. Mgr Grumbine replied she would have to check into this as it is really early in the process to request a Traffic Study. She said she does not remember ever having to request a traffic study this early. She would have to check with the Solicitor about requesting a study for an area within another municipality. It is usually requested during the subdivision plan review process.

Mgr Grumbine explained that she is trying to work on putting together information pertaining to what areas existed on the books for possible developing at that time, 2004. She is comparing what has happened in the last 8 years since that time and what developing areas are available at this time.

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

Chp Martin mentioned that the discussions in 2004 related to stormwater issues and problems. Mgr Grumbine replied that those same issues will be addressed by all the latest regulations concerning stormwater. Brent McFeaters added an explanation about how stormwater issues and regulations are mandated and regulated today as compared to 2004. Member Sattazahn mentioned concern about the Scott/Linda Artz property, which is zoned Agricultural. This property will be neighboring the properties being proposed for rezoning to Residential. He voiced the possible complaints that would be received from residential property owners should this zoning amendment be approved.

Mgr Grumbine asked Brent McFeaters if he could provide the information to Swatara Twp to get their input. More discussion was held in regards to the intersection at Water Street and Grace Avenue. All members were in agreement that there are too many unanswered concerns about this zoning amendment request to make any kind of recommendation tonight.

MOTION was made and seconded to table the discussion and recommendation on the zoning amendment issue until the March meeting when input from Swatara could be received. Motion unanimously carried.

B.) Regional Comprehensive Plan

Mgr Grumbine reviewed the 19 page handout that has been provided for the Commissions to review. A general summary of the various issues being discussed and evaluated by the Comprehensive Committee is being provided. The Commission will be asked for a recommendation on this important document. The next public meeting is being held February 16th @ 6:30pm at the South Lebanon Elementary School. Mgr Grumbine encouraged the Commission members to try to attend this meeting. The more informed the members are about the plan, the better they will understand what is being asked of them when making a recommendation.

Member Allwein told his fellow Commission members to keep in mind what has been prepared to date is just a draft. Nothing has been decided yet. Any of their questions or comments can be discussed and reviewed. A lengthy conversation took place about some of the comments that Mgr Grumbine had forwarded to Michelle at Gannett Fleming.

C.) Annual Year End Summary 2011

Chp Martin asked her fellow Commission members if they had any questions or comments on the prepared annual report that will be submitted to the Board of Supervisors. There were no revisions requested.

MOTION was made and seconded to accept the Annual Summary Report for 2011. The report will be forwarded to the Board of Supervisors. Motion unanimously carried.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary