

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 12, 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:

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

Absent: Darlene Martin 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 February 13, 2012 meeting minutes. Motion was unanimously carried.

There were no Comments from the Public this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Thomas A. Jr/ Je’nette Stewart Subd (lot add) Plan Date Submitted: 10-11-2011

Location/Zoned: Rockwood area/ R-1

Brent McFeaters of Matthew & Hockley is present to discuss the plan. The existing dwelling will be located on the smaller lot. The residual lands will eventually be deeded to another existing property owned by Thomas Stewart Sr. Brent stated, currently, there are no plans to develop this lot.

Member Smeltzer mentioned a note that has now been placed on the plan referring to onlot septic failure and a requirement to connect to public sewer, should a failure happen. He also remarked on the fact that McKinley Ave shows a sizeable access area to the lot which does not define ownership. A discussion followed about who will be responsible for this area. At this point in time there is not an easy solution regarding ownership because the area is the access to both lots. Member Smeltzer said he felt the area should be included with the vacant lot and then grant right-of-way to the other lot. Mgr Grumbine replied the area is what is called a “paper street” and provides access to both lots. Another suggestion would for the Twp to vacate its rights to future ownership then split the area and dedicate 20 ft to one lot and 20 ft to the other lot. This would eliminate the need for a right-of-way agreement. Conversation continued about how to resolve this issue without holding up progress on the plan.

Stewart Subd (lot add) Plan (con't)

Brent McFeaters offered to contact Stewart's attorney, Tom Long. He said he would also contact Tom Stewart Sr and Tom Stewart Jr. to get their opinions on the access area and maybe splitting it 20ft and 20ft. It was agreed to table this plan until ownership of the access area is settled.

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

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

Mgr Grumbine reminded the Commission members that they had questioned how long this plan can remain on the agenda without any action. She researched the Act 46 (2010) and found that this plan has an extension until 2013. Copies of the legislative Act were provided to the members for their review.

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**

Member Smeltzer reminded his fellow Commission members he had not been in attendance at the last meeting. He said he did however read the discussion that had been held on this rezoning request. A concern about the intersection located at Water Street and Grace Avenue had been mentioned. Swatara Twp had been contacted to get a response from them. An email was provided to the Commission members regarding Swatara's response. Some conversation was held about this intersection and the problems that could occur. Member Allwein agreed the intersection is already a dangerous situation. Mgr Grumbine stated she had discussed this issue with Sol Wolf. He advised that a traffic study is not requested during this stage of the process. At the time of actual development of the property would be the time to address the intersection and the traffic study. The public hearing is pertaining to the zoning request, not actual developing of the property.

Member Sattazahn brought up the Artz property and its location in reference to the proposed lands for rezoning. Access to the Artz property was reviewed. The Artz property could be surrounded by R1 residential lands should this request be approved. Reference was made to the Kreider chicken farm located off Tunnel Hill Road. The surrounding Residential neighbors were very vocal about having on Ag property next door. Member Smeltzer questioned McFeaters if anyone had spoken to Scott Artz about this petition for rezoning. Brent McFeaters stated that the original draft of the application had included the Scott Artz property. About halfway through the process Mr. Artz asked to have his property removed from the application due to family circumstances.

Member Smeltzer questioned an area to the rear of the Artz property which connects the property to Homestead Acres IV. Mgr Grumbine explained the area was chosen for a connection point and is currently a cul-de-sac area. A question was raised about whether the Twp could rezone the Artz property if it is decided do so. Mgr Grumbine said she did not think the Board would decide to take an action such as that. Member Smeltzer said there is a real concern about having this Agricultural island in the middle of all the residential properties surrounding it.

Zoning Amendment Request; Water Street (con't)

A discussion was held on the RR classification as opposed to the R1 classification. Member Smeltzer discussed the differences between now and the time when the Smiths had petitioned to rezone their land. At that time the sewer and water capabilities were not available as they are this time. Because there are 2 separate requests with this application it was decided to make a recommendation on part of the request.

MOTION was made and seconded to recommend approval for the requested lots located to the rear of the existing DB Fisher Bus Company to be changed from Ag to Commercial (C2A). Motion unanimously carried.

While reviewing the recommendation from LCPD, Member Sattazahn said they are recommending that the Fisher property would be more suitable for Rural Residential (RR) rather than Low Density Residential (R1) due to the topography of the area.

Mr. McFeaters explained to the Commission what is shown on this proposal is the maximum allowable for the area shown. In reality when stormwater and other considerations are accounted for, there will be lots that will be lost and the number of lots will be reduced.

The members decided to table the request for R1 Residential until the April meeting in order to allow time for Brent McFeaters to contact Scott Artz regarding the possible rezoning for his property. Commission members felt it would be to Artz's benefit to be included in this Application, especially if he is considering a possible zoning request in the future. Brent said he will contact Mgr Grumbine once he has the opportunity to talk to Scott Artz. Mgr Grumbine replied she would then provide the information to the Commission members.

B.) Regional Comprehensive Plan

Copies of the report from the Milestone Meeting #2 were provided to the Commission. Approximately 75 people had attended. Mgr Grumbine said a lot of the comments were in regards to the Mt Gretna area and maintaining the forestry areas. Although Tenaska has not filed any type of application, a mention of the possibility for Tenaska will be included in the plan.

Member Smeltzer questioned the cooperation between the municipalities. Member Allwein and Mgr Grumbine stated they can see the cooperative nature continuing in the day to day running of everything in the surrounding areas.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary