

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
APRIL 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	Chairperson
	William Tice	Member
	A. Bruce Sattazahn	Member
	Cheri F. Grumbine	Twp Manager
Absent:	William Smeltzer	Vice –Chairperson
	Charles Allwein, Sr.....	Member

Also in attendance at this meeting were several members of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the March 12, 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

Mgr Grumbine reported this plan is on hold until the Sol Wolf meets with her to discuss starting the vacating process. Once the Twp vacates this paper alley, the Stewart’s attorney will move forward with splitting the area 50/50 between the 2 parcels. The plan should be ready for the May meeting.

PLANS ON HOLD WITH LCPD

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There is no new information to add for this plan.

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

Mgr Grumbine provided Chapter 5 of the drafted Regional Comprehensive Plan. The Commission had questioned the zoning of Scott Artz’s property at last month’s meeting. After Mgr Grumbine had contacted him, Scott Artz had several questions about how a zoning change to Residential would affect him.

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

Currently he is farming and would be permitted to continue due to being "Grandfathered". However he is questioning whether it would affect him if he wanted to change the use of his lands. Sol Wolf advised Mgr Grumbine to have Scott Artz discuss his questions with his attorney if he wanted to research his options.

Member Sattazahn reminded the members that at last month's meeting, the Commission had recommended approval for the Commercial zoning request from the Fisher family. The area is located directly behind the current bus company location. The request for Residential on the southern portion of the Fisher family property as well as the Marks / Mace properties was tabled. Member Sattazahn mentioned that both of these properties border the Scott Artz property.

Gary Matthew was present and remarked on the use of the Artz lands. He said should this rezoning go through, Artz could still farm his lands as a non-conforming use. However he would not be permitted to expand his operation to a larger operation such as a pig farm or chicken farm. Member Sattazahn stated that has been his concern all along. If the lands surrounding this one AG parcel should be rezoned to Residential, you would have city people moving into a residential area and then complaining about the farming operation. He mentioned the situation with the Kreider chicken farm located off Tunnel Hill Road.

Brent McFeaters stated he thought that the main issue with the Kreiders was lack of an access road. Sattazahn said the access issue was used to prevent the process from moving forward but the main concern was the complaints from the neighbors in the area. They simply did not want a chicken operation as a neighbor. McFeaters replied you cannot stop a plan because someone does not like it. There has to be a regulation that would prevent it. McFeaters continued on to say if Artz decides to continue farming, access is not a problem for him. He has several options to accesses his property. Sattazahn stated that may be true but in his opinion as long as Scott Artz is zoned Ag he could not recommend zoning for residential all around the area. That would create an Agricultural island.

Chp Martin questioned the traffic issues. Member Sattazahn stated that the Commission had been told the traffic issues are not a priority at this time. All the traffic issues would be dealt with once a development plan was submitted. At that time all the traffic issues would be reviewed.

Member Tice asked for clarification on the question of rezoning the Artz property without Mr. Artz requesting it be done. Mgr Grumbine explained that petition before the Planning Commission is from the Fisher Family and Marks/Mace. The Ordinance was advertised for these properties only.

The question of residential developments and availability in North Lebanon Twp was raised. Mgr Grumbine referred members to the copies from the draft Regional Comp Plan, Section 5, which she had provided for them. Several tables along with text were discussed among the members.

Mgr Grumbine informed the Commission a review has been done and information compiled to show what residential districts were available when the original Smith request was received and what has transpired since that time and how many of those lots are remaining vacant.

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

All of this information will be presented to the Board before Monday night so they are able to make an informed decision.

MOTION was made and seconded to recommend denial of the Fisher Family, Marks and Mace petition for Residential zoning as long as the Artz property remains zoned Agricultural. Three members present voted unanimously and carried the motion.

B.) Regional Comprehensive Plan

Earl Roberts, W Kercher Ave, spoke about some of the maps and information included in the drafted Regional Comprehensive Plan. His question is why the Fisher, Marks and Mace request is not shown in any of this information. Mgr Grumbine explained that she was not sure how to handle this situation. She had spoken to Michelle and they had decided to wait until the Public Hearing was held on April 16 was held and then decide how best to display this topic.

Mr. Roberts stated he felt that this request should be reflected somehow in the future land use portion of the Comp Plan. He shared his thought that this request, even if denied by the Supervisors next Monday, the request could and most likely would be resubmitted at some future point in time. If the request is mentioned in the Comp Plan, whether approved or denied, it would be documented as having been requested at a previous time. He continued on to say that Tenaska was mentioned in the drafted Comp Plan and there has been no formal submission of any type for this potential land site. It seems odd to him that this current request is not mentioned in anywhere in the document but Tenaska is mentioned.

A discussion followed about the flexibility of using the region, as a whole, versus individual townships or boroughs to meet the various needs and/or permitted uses for zoning. Mgr Grumbine explained that the Committee will need to start discussing how this will work for all municipalities involved. The determination of which municipality has deficiencies and which does not needs to be addressed by the Committee. Member Sattazahn questioned if percentages would come into play for each municipality or would it be a consideration for regional.

Mgr Grumbine stated the Comp Committee had met and discussed the submitted revisions and corrections to the drafted Comp Plan. Once all the revisions are completed the Planning Commission will receive a PDF file in order to start their review of the plan. At some point in time the Commission will be asked to make a recommendation.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary