

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 14, 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
	A. Bruce Sattazahn	Member
	Charles Allwein, Sr.....	Member
	Cheri F. Grumbine	Twp Manager
Absent	Darlene Martin	Chairperson

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

The Pledge of Allegiance was recited.

MEETING MINUTES

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

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There are no plans for recommendation this evening.

PLANS ON HOLD WITH LCPD

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

Location/Zoned: Rockwood area/ R-1

Mgr Grumbine informed the Commission members that Sol Wolf will be providing a Resolution to vacate a portion of the alley, McKinley Avenue, which is shown on the plan. Once that process is completed the area will be divided between the 2 properties which will create an access for each property. A revised plan will be provided to the Twp. It will probably be available for the June meeting.

B.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

There is no new information to discuss for this plan.

RECEIVING OF NEW PLANS

A.) Martin Farm Land Development Plan

Date Submitted: 4-10-2012

Location/Zoned: Weavertown Rd/ AG

The Martin Land Development Plan shows several new farm buildings being constructed. Among them a heifer barn, a milk parlor, a freestyle barn, a calf kennel and a new manure pit. A Nutrient Management Plan will be received from the Conservation District. The Commission reviewed Mgr Grumbine’s comment letter dated May 10, 2012.

Martin Farm Land Development Plan (con't)

The Stormwater design is located within the right-of-way which Rick Bolt has confirmed can be relocated without a problem. The Commission was told there were several neighbors that had stopped in the office to view the proposed plan.

Several improvements have already been constructed on the property which is not shown on the plan. A new grain silo had been constructed as well as an addition to the existing barn. Member Sattazahn stated there are 3 concrete walls that had been constructed as holding areas which have not been shown on the plan either. One of the neighbors questioned why the outbuildings are not labeled.

Member Sattazahn mentioned the front sheet of the plan that shows the road located to the west of Mount Zion Road as Kochenderfer Rd and should be Kimmerlings Road. After some discussion about the farming operation the Commission took action to accept the plans.

MOTION was made and seconded to accept the Martin Farm Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Ordinance 2-2012; Floodplains/ NFIS**

The Commission members had been emailed a copy of the Ordinance previously to allow for some time to review the document. Mgr Grumbine explained that Lebanon County Planning's Community Planner, Julie Cheyney, had drafted the Ordinance along with DEP and DCED. Lebanon County Planning will be the appointed Floodplain Administrator as they are responsible for issuing NLT's building permits. Part of what the Zoning Officers do is to check to see if the applicant's property is located within Floodplain areas.

While going through the process of reviewing the mapping provided with the Ordinance it was discovered the Twp floodplains noted on the Twp map did not quite match the FEMA maps. Working with Lebanon County GIS department the NLT map was updated to match the FEMA mapping for floodplain areas. Mgr Grumbine told the members other than the language being revised somewhat nothing much has changed since the last maps were adopted. Member Allwein said if he understands the way the Ordinance is written, the Twp has a specific amount of time to adopt the Ordinance or the homeowners would not be able to get or renew flood insurance. Mgr Grumbine confirmed that the Twp has little in the way of options for this Ordinance. If the Board does not adopt the Ordinance the property owners could be placed in a difficult position when trying to secure flood insurance. Considering the information contained in the Ordinance and the affect this Ordinance could have on the property owners, the Commission members were in agreement with the Ordinance and had no objections.

Sahonic Property – Old Cumberland Street

Member Sattazahn mentioned the Sahonics who own property on E Cumberland St (Old Cumberland St). He questioned if their property is located within a floodplain. Mgr Grumbine replied no it is not. However the area has had water problems due to the location. Conversation pertaining to an agreement between NL Twp and SL Twp to jointly purchase the Sahonic property in hopes of resolving some of the water issues for that area took place. The Sahonics have signed an agreement but are still searching for a to place.

The Earharts, who are the Sahonics neighbors have moved forward with repairs on their home and will be remaining at that location.

B.) Regional Comprehensive Plan

Mgr Grumbine and Member Allwein updated the Commission on the last Comp Plan meeting that had been held on May 3rd. The Comprehensive Committee was directed to review the draft of the plan and send all comments to Michelle for completion. Member Allwein remarked on how well the Committee worked together and the cooperation that was offered. He was impressed how well the process went.

Mgr Grumbine told the Commission she expects they will have for review the draft at their June meeting. A joint meeting with all 5 Planning Commissions is being discussed. The next step would be to have a joint Public Hearing for adoption of the Comprehensive Plan. By completing the Public Hearing jointly the expenses will be shared by all 5 municipalities.

C.) Zoning Amendment Request – Fisher/Marks/Mase

Member Smeltzer inquired about the Public Hearing that had been held regarding the Zoning Amendment request made by Fisher/Marks/Mase. He said he knows the zoning request did not pass but was confused about the MOTION that had been made. Member Sattazahn stated that Suv Artz excused himself due to a conflict of interest. Suv Miller made a motion to deny the request for Residential areas because of public opinion offered that night and Suv Brensinger did not second the MOTION nor did he make a different MOTION. The MOTION died due to the lack of a second. Member Smeltzer questioned if Scott Artz had attended the meeting. Member Sattazahn replied he did attend and he spoke up to set the record straight on a misconception. Scott Artz stated he had never at any time been a participant in the original request for a zoning change. He was made aware of the request right from the start but had not participated at all. The Supervisors did approve the change for the Commercial.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary