

B.) James S/ Cynthia S Hursh Subd (lot addition) Plan

Location/Zoned: E Maple St/ R2

Date Submitted: 7/24/2012

This plan shows 2 properties owned by the Hurshs. They are proposing a lot addition from the original homestead lot to the lot that fronts E Maple Street. The Hurshs own both of these parcels. The parcel with the 50' access lane would retain the current dwelling structure. A lot of discussion was held pertaining to the possible future uses of the property receiving the lot addition. Chp Martin reminded her fellow members that before any type of developing could occur, a Land Development Plan would have to be submitted to the Twp for review. Member Smeltzer said he is uncomfortable recommending approval for this plan without having more information. Mgr Grumbine questioned what type of information he feels should be submitted. Member Smeltzer said he would really like to know the future plans for this piece of property. Mgr Grumbine explained the owners are not required to provide that information to us and they have met all the requirements. A letter from LCPD recommending approval has been provided.

Chp Martin asked each member to state what their wishes are in reference to the plan. Member Tice said he sees no problem with approving the plan. Member Smeltzer stated he recommends receiving the plan tonight but is in favor of waiting another month before making a recommendation. Member Allwein said he would agree with Smeltzer's suggestion.

MOTION was made and seconded to receive the Hursh Subdivision (lot addition) Plan. Motion unanimously carried.

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 discuss for this plan.

B.) Martin Farm Land Development Plan

Date Submitted: 4-10-2012

Location/Zoned: Weavertown Rd/ AG

Mgr Grumbine explained the County Engineer and Martin's Engineer are trying to resolve some storm water issues. Until these issues are resolved the plan will remain under review.

RECEIVING OF NEW PLANS**A.) Denzil W/ Nancy Lane & Casey M/Jennifer Lane Subd (lot addition) Plan**

Location/Zoned: Justa Lane/Ag

Date Submitted: 7/24/2012

Mike O'Donnell explained that Denzil & Nancy Lane would like to subdivide a lot from lands owned by them and add it to the neighboring lands owned by their son and daughter-in-law. He spoke about some of the previous engineering work that had been done in reference to the Lane property. O'Donnell said with approval of this plan all lands to the north of Justa Lane will be deeded in the name of Casey & Jennifer Lane and all the lands to the south of Justa Lane would be deeded in the name of Denzil & Nancy Lane.

MOTION was made and seconded to receive the Denzil/Nancy Lane and Casey/Jennifer Lane subdivision plan. Motion unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) AG Security Renewal – Resolution 15-2012**

Mgr Grumbine outlined the process that was followed in regards to the renewal of the Ag Security Program within NLT. After having received responses from the participants within the Ag Security Program, the changes were noted accordingly as far as acres and new owners' names etc. Two new properties were added and 1 property removed. The Twp is required to renew their Ag Security program every 7 years. A Public Hearing is one of the requirements. The Public Hearing has been scheduled for Monday, August 20, 2012 and had been advertised for 7:15PM to be held here at the municipal building. Mgr Grumbine asked the Planning Commission to make a recommendation on Resolution 15-2012 now that they have had the opportunity to review the information.

MOTION was made and seconded to recommend adoption of Resolution 15-2012 to the Board of Supervisors. Motion unanimously carried.

B.) Regional Comprehensive Plan

Mgr Grumbine confirmed with the Commission members they had received their emails concerning the draft of the Regional Comprehensive Plan. Members Allwein and Tice had picked their hardcopies up at the office. Chp Martin and Member Sattazahn requested that a copy be printed for them. Mgr Grumbine reminded the members that the Joint Planning Commission meeting is scheduled for October 4, 2012 and meeting will be held at South Lebanon Elementary School. It is important that all Commission members try to attend this meeting.

C.) Notification Letter RE: Tenaska

Mgr Grumbine mentioned that a copy of a notification letter dated July 31, 2012 from Tenaska to DEP was received. The letter is required under the Clean Air Act and is offering a 30-day comment period to the Township pertaining to Tenaska's intent to submit a "plan approval application". The members are being made aware of the letter as the notification will be discussed at the Board of Supervisors 8/20/12 meeting. A copy of the letter will be forwarded to the Commission members via email. Mgr Grumbine will be meeting with LCPD to discuss this notice of application. If the commission members have any comments she asked them to contact her in order to forward all comments to Tenaska within the 30-day period.

D.) Update on Rockwood Sewer Project

Mgr Grumbine explained the Authority had received, opened and awarded bids for the sewer project. JOAO & Bradley received the award as the lowest bidder. Currently the Authority is working on getting all the PennVest paperwork accomplished. PennVest closing date is 9/4/2012. No construction will begin on this project until after that date.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary