

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION MEETING
JANUARY 12, 2004**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was held at the North Lebanon Township Building, 725 Kimmerlings Road, Lebanon, PA, at 7:00 PM. The following people were in attendance:

Darlene Martin	Member
William Smeltzer	Member
William Tice.....	Member
John Scheer.....	Member
Mike Ulrich.....	Member
Cheri F. Grumbine.....	Twp Manager

Attending this evening were 4 individuals and Brian Hockley, Engineer

The meeting was called to order at 7:00 PM. The pledge to the American flag was done.

As this is the first meeting of the year a Reorganization of the Commission members and titles will be completed at this time. Some discussion was held about rotating the officers. It was decided to keep all positions the same as they had been last year.

Chairperson	Darlene Martin
Vice-Chairperson	Bill Smeltzer
Member	William Tice
Member	John Scheer
Member	Mike Ulrich

MOTION: Was made and seconded to keep all last year. Unanimously carried.

COMMENTS FROM THE PUBLIC

There were no public comments tonight.

APPROVAL OF MEETING MINUTES

The December 8, 2003 minutes were presented for approval.

MOTION: Was made and seconded to approve the minutes from December 8 2003. Unanimously carried.

PLANNING MODULES FOR REVIEW

There was no Planning Module information to be reviewed tonight.

ACTIVE PLANS FOR REVIEW, DISCUSSION, & RECOMMENDATION TO BOARD

A.) Leon/Arlene Zimmerman & Dennis/Wendy Showers Final Minor Subd Plan
Location/zoned: Rte 343/Ag **Office Submission Date:** 9-17-03

A Zoning Hearing was held on 12-23-03 in reference to a mulch business being conducted in this area. The business use was not in conformance with the zoning. Mr. Zimmerman applied to the ZHB for a special exception to allow this business to continue. Mr. Zimmerman was granted the approval for the special exception. A letter from County Planning dated 1-12-04 is recommending approval of this plan as all issues have now been met for this minor subdivision plan.

MOTION: Was made and seconded to recommend approval of the Zimmerman & Showers Final Minor Subd Plan. Unanimously carried.

ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING

A.) Countryside Mobile Home Park **Location/Zoning:** Carol Ann Dr/R-R

There has been no new changes or revisions on this proposed Land Dev Plan. Member Smeltzer asked Mgr Grumbine how long this proposed plan will be carried on the agenda. There has been no movement on this issue for several years. Mgr Grumbine responded she would contact County Planning to discuss this. Part of the delay is due to the public water project that is going through this area. Chp Martin mentioned the street moratorium that has now expired.

B.) Harold/Barbara Kreider Land Dev Plan **Location/Zoned:**TunnelHill Rd/Ag
Engineer: Blue Marsh Surveyors

Mgr Grumbine reported there has been no new correspondence on this plan.

C.) Conestoga Log Cabin Leasing **Location/Zoned:**Heffelfinger Rd/RR
Preliminary/Final Subd Plan

A copy of the comments from the Twp to Lebanon County Planning has been provided to the Commission members. The list contains 12 comments to be addressed. Prior to recommendation to the Supervisors for approval the Park & Rec fees will have to be submitted. The Comm members reviewed the list of comments.

Mgr Grumbine explained to the members she had talked to Gordie Sheetz about the "deep" setbacks for the on-lot septic systems. He told her it would not affect the systems. This area is what he would term "poor soil" for farming. Although this is not the "best scenario", the lots would be functional. The locations depicted for the on-lot systems are shown at the only location that will work for these lots.

Conestoga Log Cabin Leasing Preliminary/Final (cont'd)

Member Scheer questioned if something of this nature needs to be inspected. Mgr Grumbine explained, within the next year, the Municipal Authority would be making determinations about an inspection program and how often this will need to be done. Chp Martin stated an inspection is done when installed. Mgr Grumbine followed this by saying it will be required, by the State, to have the tanks emptied and inspected every 3-5 years after installation.

Brian Hockley, engineer, explained that the placement of the houses will be determined by the purchaser of the property. Chp Martin then asked if the lands are just low lying lands or are they wetlands? She then said if you build a house there you will have water in the basement. Hockley said the area is not a "wetland", like she is thinking. He said if he were to build, he would build on the higher part of the land. Chp Martin then replied, jokingly, whoever buys these lots will have to like mowing grass. Hockley then questioned if the placement of the houses is an issue? Chp Martin stated this would not be her idea of a good building lot but there are a lot of people who have "tastes" different from hers.

Some of the other issues are finishing proposed cul-de-sac in a timely manner, the sight distances of the driveways off Heffelfinger Road and the restriction on the plan prohibiting any further attempts to subdivide any of the remaining lands. The remaining lands will always be agricultural.

D.) Brohnwood Prelim Subd/ Land Dev Plan**Location/Zoned:** Narrows Dr/R1

At this point in time the Municipal Authority is waiting for revisions from the engineer. Prior to recommendation for approval, the Park & Rec agreement must be finalized and the P&R fees paid.

E.) Orchard View Final Subdivision Plan

This plan is on hold with Lebanon County Planning.

F.) Living Waters Chapel Storm Water Design**Location/Zoned:** Jay St

This plan is for revised storm water planning. Mgr Grumbine explained there are some changes the Church needs to make to their driveway. The first step is to correct the storm water problems that are in existence.

RECEIVING OF NEW PLANS:**A.) Briar Lake - Phase I Final Subd Plan**

Location: off N 8th Ave

Office Submission Date: 12-30-03

Mgr Grumbine explained this is Phase I/Final Plan of the preliminary plan, which has just been approved. The Final plan must be submitted reflecting the preliminary plan. During the Final plan process all the bonding requirements, Park & Rec fees, sewer capacity and any other fees must be addressed. The plan then goes to get recorded and the developers will then be able to start selling the lots. Member Tice asked if the purchaser would actually own the land. Mgr Grumbine confirmed this saying; this is not like Arbor Gate, where the individuals do not own the land.

MOTION: Was made and seconded to receive the Briar Lake Phase I Final Subd Plan. Unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COHMISSION MEMBERS**A.) Revised Submission Fees for 2004 - Fee schedule Provided & Copy of information mailed to Engineers**

Mgr Grumbine explained that the Supervisors review the fees charged for various Twp services at the end of each year. If there is a need the fees are then increased. The need to increase the plan submission fees was made evident by the amount of time being spent on reviewing the plans. The plans are becoming more and more involved, requiring much more time.

Chp Martin asked if all the changes have been approved. Mgr Grumbine replied, yes they have. Notifications of the fee changes have been mailed to the various Engineering firms.

B.) Zoning Change Request - Earl Hess

An informational packet has been provided to each Commission member. Earl Hess has made this request. The Supervisors will be required to hold a Public Hearing on this request and a part of the process is to have a recommendation from the Planning Commission on this request. Any questions should be directed to the Twp office.

Mgr Grumbine explained to the Comm members that the Municipalities Code requires this. The information must be supplied to The Planning Commission and Lebanon County Planning. The Supervisors must receive a recommendation, from both groups before the Hearing is held.

Member Scheer said he had a few questions about the information he received in the mail about the Parry tract and Twigg Ave. This was a situation where someone requested to be re-zoned and was denied. Does the person have to go to the Zoning Hearing Board? IS this not setting precedence? Mgr Grumbine explained the ZHB deals with Zoning issues that are already in existence.

Zoning Change Request (cont'd)

A request to rezone comes to the Township. The Twp, Planning Commission and Board of Supervisors get to say what they would like to see happen when these requests are received. The area on Twigg Ave is zoned RR and requested to rezone to R1. The area to the north of this request was already zoned RR and to the south was zoned R1. The Board's opinion, at that time, was that this area was the perfect "buffer zone". In the existing RR zone, the homes are larger and are located on larger lots. By having this buffer in place the R1 area, which is smaller homes and closer together, would not be right up against the larger homes. Member Scheer commented that this made sense to him. Mgr Grumbine said the last request for re-zoning was the Krall property on Narrows Drive, from Industrial to R1.

The Hess request is to rezone an Ag area to R1. There is a R1 zone already in existence just off Water street, Deerfield North. Mgr Grumbine told the Comm members that Jere Putt is also thinking of requesting a zoning change. His property is currently an Ag zone and is a part of the NLT Ag Security. Chp Martin remarked this whole area would be residential housing. Mgr Grumbine said it is the job of the Planning Commission to look at the larger picture. Is that what you, as a group, want to see? Chp Martin said, so as a commission we must decide what we would like to see for this whole area. Do we want this or do we not want this? Member Scheer then said what about all the energy the Twp has put into preserving farmlands? The Comm members discussed reviewing the request in front of them at this time. This request will probably determine any future requests that are currently zoned Ag, and how these requests will be handled.

Chp Martin then remarked we would be setting a precedent. We either allow this or deny it. She remarked there must be a definite reason for denial, should it come to that. All the other areas being developed were discussed. Mgr Grumbine reminded Chp Martin this is a recommendation that must be made by the Planning Commission to the Board of supervisors. The Planning Commission must decide what it is they want to see happen for these areas in the future. Member Scheer is correct in asking about setting precedence. The Commission must determine how they would like to see this type of request handled. The Board of supervisors will consider the recommendation from the Planning Commission.

Chp Martin asked Mgr Grumbine if she knows, as of now, how much farmland there is in NL Twp? By looking at the map in the meeting room, a safe guess would about half of NL Twp is farmland. Chp Martin told the Comm. members to think about all the proposed developments at this time. The Sanger tract and the Babe tract off N 8th Ave, along with the current re-zoning requests must be considered. Mgr Grumbine told the Commission members the Sanger and Babe tract were not re-zoned. The zoning was applicable already. Chp Martin said they are still areas being developed in NL Twp within the next 5 years. She said she is thinking of the traffic "nightmare" the Sanger and Babe tracts will cause in the areas.

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Zoning Change Request (cont'd)

Member Scheer then questioned the difference between R1 and R2 districts. Is R2 that much more profitable for developers? Member Smeltzer answered, yes definitely. Member Scheer then said, is there anyway we can encourage the R1 zone instead of the R2? Mgr Grumbine explained the Twp would not allow a re-zoning to R2. That request would receive an instant denial. The Twp has already provided R2 areas and will not allow any more.

Member Scheer then said the land that is already R2, could the Twp encourage them to go to R1 zoning? Mgr Grumbine stated the Twp can and has already offered. The land is more financially valuable with an R2 zoning. She then told the Commission the Twp got very lucky with what was proposed for the Sanger property, which is R2.

Chp Martin asked Mgr Grumbine if there was some way to get information on how many EDU's could be purchased for any future homes built in NL Twp? Mgr Grumbine explained we are currently not restricted with the City. Chp Martin then said what if something would happen, such as with Jackson Twp and Myerstown. Mgr Grumbine explained that NL Twp has a different type of agreement for purchasing capacity than Jackson and Myerstown. NL Twp purchases EDU's as the plans are submitted and approved by the Twp.

When asked about the Supervisors' opinions, Mgr Grumbine said there were some reservations about having cul-de-sacs and some other street issues. The only thing that the Supervisors have agreed to is the scheduling of a Public Hearing on this issue. Chp Martin asked Mgr Grumbine if there has been any communications from about the Cikovic property? Mgr Grumbine replied there has been no contact about that property. She said the elder Mr. Cikovic had passed away awhile back and the farm is, currently, leased out.

Member Scheer then said can't we just say North Lebanon Twp has enough of this and we don't want anymore? Chp Martin said we have to have a reason to deny. Mgr Grumbine said, no not for a re-zoning request we don't. Member Smeltzer said the statewide building code should slow things down somewhat. Chp Martin told the Comm members that they would have plenty to think about until the next meeting.

There being no more business to discuss, motion was made, seconded and unanimously carried to adjourn the meeting.

Respectfully submitted,

Theresa L. George
Recording Secretary