

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 8, 2007**

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	Member
William Smeltzer	Member
William Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein	Member
Cheri F. Grumbine	Twp Manager

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

7:00 PM -- CALL TO ORDER / PLEDGE TO FLAG

REORGANIZATION OF COMMISSION

Chp Martin explained the Commission would now reorganize its' officers for the year 2007.

MOTION was made and seconded to approve the officers remain in the same order as the year 2006. Unanimously carried.

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of December 11, 2006. Unanimously carried.

PLANNING MODULES FOR RECOMMENDATION

A.)Seyfert Prelim/ Final Subd (1 lot) Planning Module

Location/ Zoned: Grubb Ave/Ag

Date Module Submitted: 12-07-06

This Planning Module is presented to the Commission for review and the Chairperson's signature. As there was no discussion a MOTION was made.

MOTION was made and seconded to approve the signature of the Chairperson on the Planning Module for Seyfert Prelim/ Final Subd Plan. Unanimously carried.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

A. Ronald Schmoltze/ Ebenezer UM Church Final Subd Plan

Location/ Zoned: N Rt 72/ Ag

Date Submitted: 10-16-06

This subdivision plan is for a lot addition from the lands owned by Ronald Schmoltz to the Ebenezer United Methodist Church. Chp Martin questioned why the new deed was not presented with this plan. Mgr Grumbine explained the Municipal Authority meets this Thursday. If the new deed is not presented and approved at that time, the plan will not be presented to the Supervisors for approval. A copy of the legal description was provided for the Commission members to view.

MOTION was made and seconded to recommend approval of the Ebenezer United Methodist Final Subd Plan. Unanimously carried.

PLANS ON HOLD WITH LCPD

The following are plans that are still on hold with the Lebanon County Planning Department. Any additional information for any of these plans has been included with your packets.

A. Homestead Acres Phase IV Final Subdivision

Location/ Zoned: off Grace Ave / R1 District

Date Submitted: 8-04-05

This plan is still on hold due to the stormwater issues and the permit needed from DEP.

B. Lorraine Bisson Minor Subdivision Plan (Lot Addition)

Location/Zoning: Tunnel Hill Road/R-1 & Ag Districts

Date Submitted: 9-08-06

The plan is on hold due to outstanding fees owed to the Municipal Authority.

C. Seyfert & Seyfert Prelim/Final Subd Plan

Location/Zoned: Grubb Ave/ Ag

Date Submitted: 11-29-06

A copy of the comment letter regarding this plan was provided for the Commission's information.

D. Arnold Acres Minor Subd Pl

Location/Zoned: Weavertown Rd/ Ag

Date Submitted: 12-05-06

E. Ebersoles East Lebanon Final Subd/Land Dev Plan

Location/Zoned: Rte 422 & 15th Ave/ C2A

Date Submitted: 12-05-06

A discussion took place about the many different names that have been tagged to this property. This plan is to distribute the lands formerly known as the Eatwell Diner. A portion of the property will be deeded to the Dairy Queen and the remainder will be deeded to the Ebersoles.

ITEMS FOR COMMENT & DISCUSSION

A. Annual Year End Summary

The Commission was asked to discuss the year-end summary and provide any revisions that need to be made.

RECOMMENDATION was made to forward the summary report to the Board of Supervisors as it is, with no corrections.

B. Stormwater Seminar @ Grantville Holiday Inn

A seminar on stormwater is being held at the Grantville Holiday Inn on February 13 & 14. Some discussion was held regarding the stormwater issues. A lengthy conversation took place about the new thoughts on the wild grasses that are now being presented as a solution to some of these problems. Several members expressed some interest and notify the office with an answer.

C. Spring Creek 90-Day Extension

A 90-day extension was applied for regarding Spring Creek.

D. Klopp/ Zimmerman – North 8th Street

Although the Commission had given a conditional approval to this lot addition plan, Mrs. Zimmerman has now encountered some difficulties with the process.

Klopp/ Zimmerman – North 8th Street (con't)

This plan is not ready for presentation to the Board of Supervisors. Once Mrs. Zimmerman is able to move forward with the required paperwork, the plan will then go to the Supervisors for approval.

E. Restoration Connection

This is information for the Commission members. The Supervisors had given conditional approval on this 4-lot subdivision located off Water Street. There were outstanding issues with the Code Enforcement Officer and the Board felt the issues needed to be totally addressed before any plans were released for recording.

As there was no more business to conduct motion was made and seconded to adjourn the meeting.

Respectfully Submitted,

Theresa L. George
Recording Secretary