

D.) Craig/Carrie Machamer Min Subd (lot add)/ Land Dev

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

Revised plans were received 12-27-07. Issues still outstanding are the legal description for the Lot Addition and some stormwater issues. The Fees in Lieu of agreement and payment have not been received.

E.) Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

The easement issues regarding the Windsor property still remains unfinished. There are several fees still unpaid; capacity fees, Park & Rec fees (1 lot- \$1250), a \$5,000 cash escrow, and a \$5,000 HOP Bond. Sol Wolf is working on a legal description for the lot showing the easement.

F.) George W / Marian L. Heist Final Subd Pl (lot Add)

Location/Zoned: Old Ebenezer & Tunnel Hill Rd/C2A

Submission Date: 4-02-07

A legal description for the lot addition is still needed. Mgr Grumbine reported she will be attending a meeting at Lebanon County Planning on Thursday to discuss some of the issues with this plan. A signed agreement regarding the ownership and maintenance of an easement on the property has been received.

G.) Holiday Inn Express Fin Land Dev Pl

Location/Zoned: E Cumberland St

Submission Date: 7-20-07

A revised set of plans has been received. Mgr Grumbine comments are attached. Municipal Authority has not received capacity fees, a developer's agreement or the required (undetermined) cash escrow. The Authority's Engineer is currently reviewing the revised plans. Member Smeltzer asked if the withdrawal of the Bruster plan makes this plan submission any different. Mgr Grumbine explained the only difference now, is that the Hotel submission must show a subdivision plan as well as land development plan. The corner lot will now be vacant and will eventually be marketed for sale.

H.) Herman/Patricia Dundore Minor Final SubdLocation/Zoned: N 4th Ave & E Canal St

Submission Date: 8-28-07

Revised plans should be submitted to the Twp as a follow up from the meeting which had been held on site 11-20-07. Outstanding issues with the Municipal Authority are capacity fees, the Developer's agreement; the required cash escrow, Park and Rec fees.

I.) Crossings @ Sweet Briar Prelim Subd

Location/Zoned: Kimmerlings & Mt Zion Rd

Submission Date: 10-03-07

This plan is in the early stages of the process. The plan as of now will be to present the Final plans in Phases. Scott Miller of Stackhouse Bensinger is present to discuss the Zoning Amendment request (to be discussed under Items for Discussion). The Municipal Authority will require capacity for the Phase I submission, Park & Rec agreement, a Developer's agreement, a specified cash escrow and a short term Bond regarding water tapping fees and special purpose fees for sewer. A review letter on the plan was completed and mailed by the Authority Engineer on Friday.

Scott Miller, of Stackhouse Bensinger, told the Commission members he had some information to share, which had been requested by the Township. He displayed a layout plan for cluster type development. The total lots would number 193 lots. This would allow a lot of 7,000 sq feet be planned which is a smaller lot.

Crossings @ Sweet Briar Prelim Subd (con't)

Due to the fact this development is being proposed as a restricted age community, the smaller lots are more agreeable to the 55+ age group. These people no longer want the responsibility of maintaining a large lot. The responsibility of the maintenance becomes that of the community association. The community would have much more open space with this type of layout. Of the 26 acres of open space, after removing the wetland areas would be approximately 18 acres of usable open space.

A request had been made to show the area using the traditional method of layout for the same area. A total number of 169 residential lots and 3 commercial lots could be created. The lot size would be about 9,000 sq foot lots. This layout would create approximately 21 acres of open space and after removing wetland areas, would leave approximately 13.5 acres of usable open space. The County and the Township had requested the 2 layouts be prepared to see the comparison. Commission members discussed some of the figures he had just mentioned. Chp Martin stated it is understandable that senior citizens would want less maintenance and smaller lots.

Scott Miller said this information was presented at the request of the Twp planning staff. The Commission does not need to comment on the 2 different layouts. It was presented as informational. The processing of the Crossings @ Sweet Briar plan is still being worked on. His client is interested in working cooperatively with the Township in order to keep the process moving along. A draft of the age-restricted ordinance was provided to the Twp and the Planning Commission members. Following comments from LCPD and Sol Wolf, the Planning Comm will be reviewing the ordinance also.

Member Sattazahn questioned the cul-de-sac located in the upper left hand corner of the plan. At the previous meeting the Commission had questioned if there was a possibility that the cul-de-sac could be eliminated and the road connected to the main thoroughfare that runs through the development. Sattazahn recalled the elevation was an issue and could require a retaining wall. This would create an unsightly wall for the existing residents located along Kimmerlings Road. Scott explained the considerations he had to keep in mind when trying to connect this road. Scott explained that the leveling area at the intersection, then up to a maximum grade for the street, then back down for a leveling area at the next intersection would create very substantial cuts. A cut of 15 to 20 feet would be needed. The homes would be looking at retaining walls while in their backyards. Member Sattazahn asked if the current residents had no objection to the retaining wall, would the developer still object to eliminating the cul-de-sac. Scott replied that the problem of the wall is one issue but the type of retaining wall materials would be another issue. Additional discussion took place about the various wall systems and installations.

Mgr Grumbine suggested that in order to eliminate the cul-de-sac maybe the Engineer could look at what would happen if the leveling area at the intersection at the side road was tweaked or modified a little higher than allowed. What would this do to the road at the intersection of the main road running through the development? Would this be a possibility? Scott questioned if he could reduce and increase the leveling area at this particular intersection, what would need to be done after continuing past the intersection, continue at that grade or see how close the leveling area is at the next intersection. Mgr Grumbine replied if he could see how close he could get instead of speculating on it. Scott Miller agreed to continue to look at this issue and see what he is able to propose. Sattazahn stated that by connecting the 2 roads, it would lessen the amount of traffic at the lower intersection by allowing the 2 to be connected.

Crossings @ Sweet Briar Prelim Subd (con't)

Sattazahn mentioned his thought on the roads in this community remaining the responsibility of an association. Initially there will not be a problem. However years in the future when the major repairs are needed with the roads, he would guarantee those home owners within this community are going to be here telling the Supervisors they should take over these roads.

Member Sattazahn stated he has a real concern about the number of homes and cars this one area will generate. Mgr Grumbine said she would like the opportunity to discuss this issue with County and see what they have to say about it. Member Sattazahn next asked about all the open area proposed. Will this area be an area which will require mowing? Scott replied that the Park & Recreation Board stated they would like to see some walking paths. He said the walking paths are something that can only be reviewed once all the planning for the grading is completed.

Scott Miller next discussed the traffic this development will add to the already busy roadways in the area. A traffic impact study will be performed using counter strips. PADOT has already informed the developer that this area does not meet the warrants for a traffic study. Based on their traffic Engineers projections, a total of 51 AM trips, at peak times, will be generated and a total of 81 PM trips, at peak times (7am-9pm), will be generated from this community. The core traffic impact study will include the intersections within the community area. Some of the other intersections, in the area but not located within the development, will have traffic counts conducted. This will assist the County should they decide to perform regionalized studies on traffic. Scott stated the peak times and the estimates are arrived at by certain formulas and calculations that are established for that use. A follow up letter to LCPD regarding the number and location of the intersections for the traffic study requested by the Twp and what is being proposed was agreed on.

Member Smeltzer questioned the loop or neighborhood to the south of Kimmerlings Rd and west of Mt Zion Rd. It appears to him the road is longer than the maximum length the Twp allows for a cul-de-sac. He feels the emergency vehicles would have a difficult time when needing to service this area. Scott stated he is not sure. He would have to verify the length. As far as the safety issue, the road will be the required Twp width and there will be no parking on the cul-de-sac or the section of road from the main road to the loop. Scott told the Commission members he appreciates the input from them. Their comments help him to keep this process moving the direction the Twp wants this plan to go.

J.) Marlins Auto Diagnostic Final Land Dev Pl

Location/Zoned: Suzy St/Ind

Submission Date: 10-15-07

Revised plans were received 12-27-07. The Municipal Authority has received capacity payment. However a Developers agreement is still required by the Authority. The fact that Suzy Street was recently paved and is under a moratorium is an issue regarding water service installation. This issue will be brought before the Board for a decision on the street moratorium and how best to accomplish the water tap.

ITEMS FOR COMMENT & DISCUSSION**A. ZHB Case 1-2008; T-Mobile and Kochenderfer Church**

The Commission members were reminded about the Zoning Hearing meeting scheduled for the communications tower proposed for Kochenderfer's Church. Originally the thought was that the request was for a special exception. The Solicitor was not available for review last week due to a family emergency.

ZHB Case 1-2008; T-Mobile and Kochenderfer Church (con't)

However when reviewing this with issue Sol Wolf earlier today, he stated the request is a special use variance, not a special exception and would not need a recommendation from the Planning Commission. The meeting is scheduled for Tuesday, February 12, 2008 @ 7:30 PM. Mgr Grumbine suggested that if the members are able to attend the meeting it would probably be a good idea. While attending the meeting they could make a verbal recommendation to the Zoning Hearing Board

COMMENT was made by Member Smeltzer. He said he does not understand why there was such uproar about the communications tower being proposed for installation on the Twp property when the same conditions exist for the church property. There are homes located beside, behind and in front of the church. It is still a residential area and communication towers are not permitted in a residential district. Chp Martin voiced her opinion that the proposed location for the church does not meet the requirements of the Twp Ordinance.

B. Recommendation to Board of Supervisors – Zoning Amendment Request**RE: Crossings @ Sweet Briar**

Scott Miller informed the Commission that his client has submitted a Zoning Amendment Petition regarding a 1.9 acre tract of land. The parcel is located behind existing homes on Kimmerlings Road. Those homes are located in the R-1 (low density residential). This 1.9 acre tract is also located in the R-1 zone. To complete uniformity with the remaining Crossings community they are requesting this 1.9 acre tract be rezoned to R-2. The change would square off the property and make the community area uniform.

A recommendation from the Planning Commission to the Board of Supervisors is being asked for. Chp Martin asked her fellow Commission members for questions or comments. Member Smeltzer told Darlene she had missed the last meeting when this issue had been discussed. He continued on to say he does not see any reason to deny the request. It will make the area uniform and letting the 1.9 acres the way it is currently makes it almost unusable.

MOTION was made and seconded to recommend the rezoning of the 1.9 acre tract located on the Nine Forty-One Farm Inc from R1 (Low Density) to R2 (High Density). Unanimously carried.

C.) 2007 Activity Report

Commission members were in agreement that the 2007 Activity Report could be forwarded to the Supervisors.

D.) Update on Spring Creek/ Zimmerman & Klopp Subd Plan

Mgr Grumbine reminded the Commission they have not had Spring Creek on their agenda for the past year as they had given a conditional approval on the plan. She wanted them to know the plan still has not left the Twp office as many of the outstanding issues have not been met to date.

The same thing is true for the Zimmerman & Klopp Subdivision Plan. The plan never left the office as many issues have not been resolved or addressed.

E.) Decision on ZHB Case

A copy of the written decision from the Zoning Hearing Board was provided to the Commission members. The case involved new signage for Frametastik located along W Cumberland Street. A discussion followed about the new flashing message signs.

COMMENTS FROM MEMBERS**A.) Bill Tice – Zidik Sketch Plan; N 7th Street & Mechanic Street**

Member Tice stated he received information about a Zoning Hearing regarding the sketch plan they had reviewed for apartments across from Sunset Designs.

Zidik Sketch Plan; N 7th Street & Mechanic Street (con't)

A variance is being requested from the required length of the driveway. The requirement is 150 feet and the wetland areas will allow for only 80 feet of driveway to this property. The Commission was all in agreement this seemed too much of a difference.

Member Allwein asked if the Commission could make a recommendation on this request. Mgr Grumbine encouraged the group to attend the zoning hearing board meeting to voice their opinion. She stated they could also attend the Board of Supervisors meeting to express an opinion. Some discussion followed. Chp Martin asked if the members were in agreement that the driveway request was too short and varied too much from the required 150 foot length. The Commission members indicated they were in agreement on this driveway request.

B.) Bruce Sattazahn – Recently installed Rain Garden

Member Sattazahn raised the issue of the rain garden inspections completed by Rick Bolt. He questioned how the property could be inhabited before the final inspection was completed. Mgr Grumbine stated the bonding is still in place. Should something come up the issue would be covered financially by the bond. Bruce stated he is still concerned about an ordinance being created when there does not seem to be any method of enforcement to follow it up.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary