

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
FEBRUARY 9, 2009**

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

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

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

**COMMENTS FROM THE PUBLIC**

**A.) Tom Kotay – Traffic Impact Study**

Tom Kotay stated he is here to discuss the offsite transportation improvements that can be coordinated while working with developers. The first step is the determination of whether a traffic impact study is required or not. PaDot has specific standards that are used for determining what studies might be needed. County has their criteria which are used by the County.

Tom discussed how a decision is made about the size of the area that will be involved with the study. PaDot standards state it can be from a small residential neighborhood or up to a 2-mile area. The County standards can only allow for an area of ½ mile. Tom next discussed the formula used for predicting the future traffic dilemmas that may be faced. An amount is evaluated for the current traffic numbers. Looking 5-10 years out as a future time frame and add in any new development traffic that could be contributed. This will determine if the developer will be responsible for adding to the future traffic numbers within the area. Another consideration when planning for future traffic is a signalized intersection as opposed to a non-signalized intersection.

Information was provided to the Commission members addressing many different formulas and considerations when considering future traffic improvements and the developer's possible responsibilities. This information contained charts and scales to be reviewed while making the determination of whose responsibility the improvements would become. An example was the future planning for the Narrows Drive & Rte 422 intersection. Tom pointed out that Mgr Grumbine used available information to ask for a contribution from the developer for future improvements at the intersection. The County MPO is another avenue of funding assistance and partnership for implementing these types of projects. Another future project is the intersection at Kimmerlings and Rte 343 for a partnership in order to get needed improvements accomplished.

A County project is the Rte 72 & Rte 419 area in Quentin. All the surrounding municipalities are working with developers to set aside funds to make these badly needed improvements. This area is actually a good candidate for a Federal stimulus deal.

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**Traffic/ Transportation Studies (con't)**

South Annville sewer is another project the MPO is working on with the developers. East Hanover Twp is working to create a Transportation Impact Fee Ordinance which is new for Lebanon County.

Tom asked if there were any specific questions the members had. He commended North Leb Twp and Cheri for the professional way they work with the developers when they come into North Lebanon with their projects.

Chairperson Martin thanked Tom Kotay for providing the schedules which help determine when a traffic study is required. She said there have been times when questions pertaining to traffic have come up and the Commission did not understand the formulas used when making these determinations. Conversation turned to the possible traffic problems that may come with development on Rte 72 in the Ebenezer area.

Member Sattazahn questioned how decisions are derived from accumulative numbers, more than one developer such as the Narrows Drive area where there was Narrows Glenn and then Mt Zion Road further north. Although individually they do not affect the traffic, collectively it becomes a problem. Tom stated that you have to be aware of any projects occurring at the same time so you can converse with the developers as far as contributing collectively for future improvements. If the projects are not occurring at the same time, it is good to have other mechanisms in place, such as an impact fee.

Member Smeltzer questioned what happens when you have a situation where you might have 6 developers initially and then at the last minute someone decides not to move forward with their project. What happens to their portion of the commitment? Tom stated you have to be aware of this possibility at the beginning. A commitment is expected right from the start, either we are all in or we are all out of the commitment for improvements and highly recommended that agreements be signed up front by all participants.

Chairperson Martin questioned if there is ever a situation where County would override PaDot's criteria/ formulas for getting developer cooperation on future improvements. Tom replied no, not on a state road. However he reminded the commission that North Leb Twp recently adopted an Access Management Ordinance. This can be used to keep PaDot reminded that the Twp does not want PaDot issuing permits without the Twp's awareness, involvement and input.

Mgr Grumbine asked Tom to speak to the options the Twp has after a study is completed and the impact is shown. Chairperson Martin mentioned the Rte 72 traffic that could be a real problem for the Twp. Tom stated the Access Management Ordinance will be a valuable tool for the Twp when these types of situations occur. PaDot will not be able to just give approvals and permits without the Twp's involvement. After some discussion Tom said for the first time individual travel seems to have dropped somewhat and transit travel has increased significantly. The Commission members all thanked Tom for his attendance and the information he provided.

**MEETING MINUTES**

**MOTION** was made and seconded to approve January 12, 2009 minutes. Unanimously carried.

**PLANNING MODULE FOR RECOMMENDATION**

There are no Planning Modules for this evening.

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**ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD**

There are no plans for recommendation this evening.

**PLANS ON HOLD WITH LCPD**

The following plans are on hold with the Lebanon County Planning Department.

**A.) Evelina/Robert Krall Subd (5 lots)**

Date Submitted: 2-26-07

**Location/Zoned:** Narrows Dr & Weavertown Rd/ R-2

A letter dated 1-23-09 had been sent to Light-Heigel from LCPD concerning the March 9, 2009 extension deadline. To date there has not been any response to the letter. If the developer does not request another extension the current plan will be denied.

**B.) Grosfillex Prelim Land Dev**

Date Submitted: 3-05-07

**Location/Zoned:** Joel Dr/Ind

Per Scott Miller, Engineer for the plan, he needs to obtain the French partners' signatures before bringing the plan to the Commission.

**C.) Crossings @ Sweet Briar Prelim Subd**

Date Submitted: 10-03-07

**Location/Zoned:** Kimmerlings Rd & Mt Zion Rd

The developer is still working on the Traffic Impact Study. Discussions are in progress with the Authority Engineer in regards to the placement of the sewer lines within the development and the Twp office is working on the addressing for the lots.

**D.) Clarence D. / Ethel M. Buchmoyer Final Minor Subd PI**

Date Submitted: 8/13/08

**Location/Zoning:** Prescott Dr/RR

A letter indicating the NPEDS permit approval was received from the Lebanon County Conservation District. However there has not been a Planning Module submitted for this plan yet.

**E.) Harold B. / Barbara Ann Kreider Land Dev PI**

Date Submitted: 8-22-08

**Location/Zoned:** Tunnel Hill Rd/ AG

Sol Wolf has reported that he has received the exhibit attachments for the truck traffic agreement. He and Mgr Grumbine will be reviewing the exhibits that are a part of the agreement.

**RECEIVING OF NEW PLANS**

There are no new plans this evening.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Annual Activity Report to Supervisors**

Chairperson Martin questioned the members if they had any corrections or revisions for the annual report which had been received prior to this evening. All members indicated their agreement with the report as written.

**MOTION** was made and seconded to approve the Annual Activity Report for 2008 as written. Unanimously carried.

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**B.) Planning Commission - Series #2**

Mgr Grumbine explained that DCED periodically provides information packets to Planning Commissions. She stated it has been awhile since the Commission members have received any new info and thought they would like to have this packet of information she had downloaded from the DCED website. Member Allwein has been provided with additional information about "Planning Beyond the Municipal Boundaries" due to the fact he has been attending the Multi Municipal Comprehensive Task Force meetings.

**C.) Seminar Information**

A brochure pertaining to a training session for Planning Commission members on the duties and powers of a Planning Commission was provided. All members were made aware of the session in the event there is any interest. The members discussed the location and time of the session and were in agreement it would be too far to travel to Enola and 6-9:30 pm would make it too late for attendance.

With no further business to conduct, the meeting was adjourned.

Respectfully Submitted,

Theresa L. George  
Recording Secretary