

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION MEETING  
MARCH 8, 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 ..... Chairperson  
William Smeltzer ..... Vice Chairperson  
William Tice ..... Member  
John Scheer ..... Member  
Mike Ulrich ..... Member

Attending this evening were 4 individuals.

The meeting was called to order at 7:00 PM. The pledge to the American flag was done. Chairperson Martin asked the public to be sure to sign the attendance sheet before leaving this evening.

**COMMENTS FROM THE PUBLIC**

There were no public comments tonight.

**APPROVAL OF MEETING MINUTES**

The February 9, 2004 minutes were presented for approval.

**MOTION:** Was made and seconded to approve the minutes from February 9, 2004. 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.) Orchard View Final Subdivision Plan**

**Location/Zoned:** Narrows Drive/R-1

Bruce Kohr of Matthew & Hockley was present to discuss the Final Plan for Orchard View. Mr. Kohr explained since the original submission, there had been only 1 basic change. The Municipal Authority had requested some notes (#4) be added on the Final Plan that had been previously noted on the Preliminary Plan. The County Engineer had also requested that some of the monuments be relocated, which has been done.

**Orchard View Final Subdivision Plan (con't)**

Chairperson Martin added that a MEMO indicating the P&R fees and agreement have been submitted to the Twp office. A letter from County Planning recommending approval has been provided. She asked if anyone had any questions. There none.

**MOTION:** Was made and seconded to recommend approval to the Board of Supervisors regarding the Final Subdivision Plan for Orchard View. Unanimously carried.

**ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING****A.) Countryside Mobile Home Park**

**Location/Zoning:** Carol Ann Dr/ R-R

The major wait for this project had been the Water Line Project. This project has now been started and Lebanon County Planning has given this plan a deadline of May 28<sup>th</sup> for some type of action.

**B.) Harold/Barbara Kreider Land Dev Plan**

**Location/Zoned:** Tunnel Hill Rd; Ag

The Kreiders are negotiating an alternate access location to the west of the original proposed access. Joe Bonalle asked if there is some process that would require a written statement in the event that the Bomgardner's ever sell their property, the public is aware that this agreement exists. Will the agreement between the Kreiders and the Bomgardners be officially recorded? Bonalle said he was told the Kreider's chicken trucks traveling over the Bommgardner property would decrease the Boamgardners property value. Chp Martin stated that whatever agreement is reached between them would be a part of the Kreider's plan. Bonalle said his concern was that this would be a verbal agreement between the Kreiders and the Bomgardners. Then once the plan was approved the Kreiders would begin using the Wamplers access.

**C.) Conestoga Log Cabin Leasing Preliminary/Final Subd Plan**

**Location/Zoned:** Heffelfinger Rd/RR

The Twp has received the signed P&R agreement and received the "fees in lieu of" payment. There has been no communications from Lebanon County Planning.

**D.) Brohnwood Prelim Subd/ Land Dev Plan**

**Location/Zoned:** Narrows Dr/R1

According to Sheila Wartluft, the Municipal Authority is waiting for revised sewer issues regarding this plan.

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

Revised plans had been received at the County office on 3-04-04 and they have not yet reviewed the plans.

**RECEIVING OF NEW PLANS:****A.) MDS Custom Homes Minor Subd Plan****Location/Zoned:** Joyce St/R-1

This Minor plan involves 2 lots. The Zoning Hearing Board heard issues related to this plan on 2-02-04. The hearing involved the variance of minimum lot width and sizes. LCPD reported the variance has been granted. The Municipal Authority is waiting for information about sewer issues. Park & Rec fees have to be paid and EDU purchases must be settled also. The Commission members took several minutes to review the plan. Member Smeltzer asked what the variance width was. He said both lots appear to be 90' in width. He said he is surprised a variance was granted without proving a "hardship". Unless one lot already has an existing dwelling. Chp Martin told him both the lots are vacant lots.

**MOTION:** Was made and seconded to receive the Minor Subd Plan for MDS Custom Homes. Unanimously carried.

**ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS****A.) Zoning Request from Earl Hess - Water Street**

Chp Martin asked the Commission members if anyone has any other comments about the Smith Property located @ 1998 Water Street. A Public Hearing is scheduled for March 15, 2004. The decision for recommendation to the Board of Supervisors remained the same, 2 members in favor, 2 members opposed and 1 was absent when voting had occurred.

**B.) Perry Tract - Sketch Plan**

The Pl Comm members and the Board of Supervisors had the opportunity to review a sketch plan for the Perry tract located off Grace Ave. A letter from Mgr Grumbine to Bob Sentz of LCPD has been provided for the Commission, which stated the BOS was in agreement with the Pl Comm recommendation about which cul-de-sac option was preferred. Option A that had been the option to place a temporary cul-de-sac on Fisher's property was agreed upon.

**C.) Sketch Plan for Spring Creek Development Co**

Chp Martin explained this sketch is not for receiving by the Commission. It is a quick look at what has been revised.

**Sketch Plan for Spring Creek Development Co (con't)**

She explained the first sketch had not been according to the updated regulations that the Twp had adopted within the last few years. This sketch should reflect the Twp's newer regulations and lot sizes regarding Townhouses. Due to the fact this area contains R-1 and R-2 zones, the sketch shows some single lots and some Townhouse units. Member Tice mentioned this was the same area that they had reviewed a sketch plan when they had gotten involved in the conversation about the traffic issues. Some of the members were confused about the location of this particular plan.

Chp Martin said her main concerns would still be the traffic issues. Public water and sewer are available. Member Uhrich said that once the Landmark development is completed and there are people living there and this development gets going, the need for a traffic light would be even greater. Member Scheer told the Comm members that he feels this group should be responsible financially for traffic studies. Once they build the development they would return to wherever they came from and the Twp will be stuck with what is left behind. Chp Martin said she agrees there is a need for a traffic study at the N 8<sup>th</sup> Ave & Kimmerlings Rd intersection. However, Chp Martin reminded the members the Twp does not have an Ordinance to back this request up. She said she still wants to recommend the traffic study be completed at the developer's expense. The intersection will definitely have to be upgraded to support all the combined traffic from the 2 new developments and the already existing traffic.

After some more general discussion, Chp Martin suggesting asking the Police Dept for a report on any accidents at this particular intersection. The Comm members were in agreement about asking the Police Dept for information on traffic accidents in this area.

**D.)Jere & Joan Putt - Jay Street Request**

The Twp has received a second request for a Zoning Amendment. The Putt property, which contains 70 acres, has requested to be re-zoned from Agricultural to R-1. Chp Martin suggested that due to the volume of information, the Comm members review the provided materials at home and be ready to discuss at the next meeting.

Member Scheer asked when the Commission would see a proposed plan for this property. Chp Martin said the request at this time is for a Zoning amendment. A plan for developing would probably be submitted if approval of a re-zoning were gotten. Member Scheer asked if they would see a plan before a decision on the Zoning request is granted. Chp Martin replied no we probably would not. A developing plan would have been provided with the Zoning request, as had been done with the Smith/Hess request.

**Putt - Jay Street Request (con't)**

Member Scheer then asked if this would be influenced at all by the Smith farm decision. The response was I don't know. Commission members discussed the fate of the "pig farm". Discussion then moved onto the Cikovic property, which neighbors the Putt property. The talk once again turned to requests for traffic studies. Member Smeltzer said at this time we could request these studies. Before any more zoning changes are made the Twp Ordinance should be put into place regarding traffic studies being a part of the planning recommendations.

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