

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 14, 2005**

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

Also in attendance at this meeting was, John Poff of Brian Hockley & Assoc., Eric Royer of Brohnwood, Robert Gearhart of Matthew & Hockley & Assoc., Theresa George, NLT employee and 4 members of the public.

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

COMMENTS FROM THE PUBLIC

There were no Comments from the Public this evening.

MOTION TO APPROVE MEETING MINUTES

Chp Martin asked the Commission members if they had received the minutes. The February 14, 2005 minutes were available for approval.

MOTION: Was made and seconded to approve the minutes from February 14, 2005. Unanimously carried.

PLANNING MODULE INFORMATION

There are no Planning Modules for review this evening.

ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION

A.)Brohnwood Preliminary Subdivision/Land Dev Plan

Location/Zoned: Narrows Dr / R-1

Mgr Grumbine provided the plans for the Commission members to review. The development will be named Narrows Glen and consists of 53 single-family residential lots. It is located across the street from the Union Canal Elementary School.

Brohnwood Preliminary Subdivision (con't)

Street utility designs and all storm water management design and improvements are included with the Preliminary submission. A copy of a letter to Sol Wolf from Mgr Grumbine regarding a Traffic study has been provided for the members to review. Also a response letter from Brohnwood referring to the Traffic Study has been provided. The letter indicates that the assigned Traffic study agreement will be provided to the Board of Supervisors at the meeting next Monday night. That would be grounds for a Conditional approval, should the Commission decide they were in agreement with this information.

Mgr Grumbine told the Commission that Eric Royer, of Brohnwood, and John Poff, of Brian Hockley & Assoc, are present to answer any questions they might have in regards to this Preliminary Plan submission. John Poff informed the Commission that the traffic consultants have already collected the traffic data, at this point in time. Due to a scheduling change the traffic study could be completed more quickly than had originally been planned. He told the members the information could possibly be available by this Friday, which would mean it would definitely be made available to the Supervisors on Monday night, the 21st. Based on the conversation Poff had with the consultants, the warrants to reduce the speed limit does not look too promising. The study did however warrant that School Zone signs being posted according to PADOT regulations. Chp Martin asked if the study includes the intersection at Weavertown Rd and Narrows Dr. Poff confirmed this intersection was included in the study, per the Twp's request.

Member Smeltzer asked if there was to be Park & Rec fees paid as opposed to recreation lands? John Poff answered that is correct. Mgr Grumbine said the P&R issues had been discussed last month. She also pointed out the cemetery located in the area of the development. There will be requirements listed on the deed to require the cemetery being fenced in. A note will also be placed on the front of the plan referring to the cemetery. Chp Martin asked if there was more discussion wanted by the Commission members. There was none.

MOTION: Was made and seconded to recommend approval of the Brohnwood Subdivision / Land Dev Preliminary Plan conditional upon the traffic study requirements being met by the developer. Unanimously carried.

ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING DEPT

The following plans are still on hold with Lebanon County Planning:

**A.)Countryside M H Park Land Dev Plan Location/ Zoned:Carol Ann Dr/ R-R.
Office Submission Date: 06-15-00**

Throughout the course of the last 2 weeks there were communications completed in an attempt to have this plan ready for a recommendation tonight. However that did not happen. This plan will probably be ready for the April meeting.

**B.) Harold/Barbara Kreider Land Dev Plan Location/ Zoned: Tunnel Hill Rd/ Ag
Office Submission Date: 12-26-02**

There has been no new information on this plan.

Member Smeltzer said he had a comment to make. He noticed the date on the Kreider plan submission and it was 12-26-02. It is well past 90 days since any new information was reported on this submission. At what point do we “kill” this plan? Mgr Grumbine said she could contact County Planning and let them know the Commission does not feel any further extensions should be granted on this submission, if that is what the Commission would like. The Commission members all agreed this plan has been on the “books” long enough. There has been no new information for 1-½ years. Mgr Grumbine repeated she would contact Lebanon County Planning about their wishes.

**C.) Final Subd Plan for Woodlea Phase 3 Location/Zoned: Gary Ave/Watson St
Office Submission Date: 10-28-04**

No recent activity on this plan.

**D.) Spring Creek Preliminary Subd Plan Location/Zoned: Kimmerlings Rd
& N 8th Ave/ R-1 & R-2**

Mgr Grumbine reported she had met with Kris Troup of County Planning this past Friday. She is hopeful she will have her list of comments on this plan ready this week. The developer has provided a report from a traffic study, which has been completed. The report does not really indicate any new information and will be one of her comments.

RECEIVING OF NEW PLANS

There are no new plan submissions to receive this evening.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:

A.) Zoning Amendment Request – 15th Avenue & Cumberland Street

Randy Ebersole and Robert Gearhart of Matthew & Hockley & Assoc are present this evening to discuss with the Commission the reasons for the request to re-zone this area and the proposed use if the rezoning is approved. Mr. Gearhart provided several display boards of the area and drawings of what the future site would like if approved. Mr. Gearhart explained to the Commission that Randy Ebersole is interested in the whole area around the southwest corner and the southeast corner of 15th Avenue and Cumberland St (Rte 422). The total plan actually extends further south into South Lebanon Twp. However there only area that is involved in the request for rezoning is the southeast corner, which is currently zoned R-2 (High Density Residential).

Ebersole Zoning Amendment Request (con't)

Gearhart explained that the proposed use is for a used car dealership. A sales office and show lot is planned for the lot that currently is the former Reppert's lot. The southeast corner would also be a show lot for the used cars. The area to the rear of Cumberland St (Old Cumberland St) would house a reconditioning building to recondition the used cars that would be shown on the sales lot. Mr. Gearhart pointed out the existing features of the lot and then showed a display board of what the proposal is for the lot. A Commercial (C2) zone is what is being requested for the southeast corner of Cumberland St and 15th Ave.

Chp Martin asked if the southwest corner (former Reppert's) is zoned Commercial already. Gearhart agreed yes it is. He also pointed out an area further to the east that is Industrial zoned. This area is located in South Leb Twp (Lebanon Seaboard Chemical). In S Leb Twp Mr. Ebersole's proposal for the area is a permitted use in the Industrial zone. So to rezone to Commercial from R2 would make this whole area more compatible and a better flow said Mr. Gearhart. Chp Martin asked for confirmation that the only area being considered tonight is the area on the southwest corner. The area in question encompasses .28 acres and is located in NL Twp. Mr. Gearhart showed a rendering of what the proposed buildings will look like. He explained the buffer area of screen plantings and other aspects such as the parking area associated with the plan.

Chp Martin encouraged the Commission to ask questions or make comments. Member Tice asked about the entrance to the facility. Where will that be? Mr. Gearhart replied the lot would be entered from the rear, which would be Old Cumberland St. Member Scheer asked about the crossing area from one lot to the other. Gearhart stated there is not a really good area to cross. Member Scheer asked if there were plans for a crosswalk or if one already exists? He is concerned about the amount of traffic and having people crossing from one lot to the next. Chp Martin stated that anyone who would be walking would be crossing in Old Cumberland St area, not along Rte 422. Mr. Gearhart stated that markings on the road for a crosswalk could be an option. He told the Commission that the plans have not gotten that far along as of yet. The first hurdle was to get the rezoning approved. A traffic Engineer has been employed to conduct a study of the traffic in the area. The results of that study would be provided when and if plan submission is completed.

Mr. Gearhart asked Randy Ebersole if he would like to say a few words about his proposed plans. Mr. Ebersole selected a drawing that portrayed all 3 tracts of land (the area for rezoning, former Reppert's building and the SL Twp portion). Member Scheer asked about automotive work being completed in the proposed refurbishing shop. Mr. Ebersole stated the shop would be for only the work involving the cars that would be for sale on the lot. There would not be customers coming in and out for regular services. Member Scheer questioned if gasoline would be stored on the property. His concern was the close location to Lebanon Chemical. Ebersole replied he would not anticipate doing so as there is a gas station directly across the street. He would rather let them have the concerns about the underground storage tanks.

Zoning Amendment Request (con't)

Member Smeltzer asked about a piece of property on the southwest corner that had recently just come up for sale. Mr. Ebersole the property would be of interest to him however at this time the price is not acceptable to him. Smeltzer said he had contacted SL Twp to check on Zoning information about the property located in SL Twp. Everything north of the railroad tracks is zoned Industrial. The houses in the area are also located in an Industrial zone, including Lebanon Chemical and the homes, north of the railroad tracks, all the way to the Avon Bridge. Mr. Ebersole said he felt this would be a good way to convert this lot from its present state and make it more compatible with the rest of the existing features in the area.

Member Scheer said the proposal really makes sense to him. Chp Martin indicated her agreement. Member Smeltzer questioned if there were any neighbors present tonight. There were none. Chp Martin said she has a hard time thinking of who would like living on that particular corner.

Paul Schwab - Hunters Chase Lane

Mr. Schwab added his thought that the corner would be greatly improved.

Bill McMichael – Kimmerlings Rd

Mr. McMichael said he is a regular at the Eatwell Diner so he passes through this area daily. On the south side of the traffic light he said he encounters very little traffic. He thinks this is a good submission and wanted the Commission to know he approves of the request for rezoning.

Member Smeltzer stated he thinks that with the proposed improvements, the sight distance when traveling on 15th Ave and Rte 422 will also be greatly improved. Mr. Gearhart said the area would not be all macadam. There will be green landscaped areas incorporated into the design.

The Commission discussed whether they wanted to make their recommendation tonight or if anyone of them felt they needed more time to discuss the proposal. The Commission members were all in agreement that the proposal Mr. Ebersole is making will be a definite improvement to the area and more in keeping with everything else that is already there.

MOTION: Was made and seconded to recommend approval of the rezoning request for the .28 acre lot located in NL Twp. The zoning will be from R-2 to C2-A. Unanimously carried.

B.) Zoning Amendment Request –Bross Estate Narrows Drive/Weavertown Rd

The MEMO, prepared by Mgr Grumbine, Supervisors regarding the Commission's recommendation on the Zoning Amendment received for Narrows Dr was provided.

Bross Estate - Zoning Amendment Request (con't)

Also mentioned was the Supervisors decision to deny the request to rezone from Industrial to R-2.

C.)Board of Supervisors Meeting – March 21st @ Union Canal Elementary School

A notice to the Commission members about the change of location for the March 21st meeting was provided. The meeting will be held at the Union Canal Elementary School beginning at 7:00 PM. The meeting will begin with a Public Hearing with a presentation from DEP representatives and Lebanon County Planning regarding the On lot Septic Management Program, that NL Twp has adopted according to DEP mandates. Lebanon County Planning will be administering the Program. Sol Wolf has advertised the change of location but we wanted to make all the Boards aware of the information also.

D.)NL Business Park – Ink Corporation

Although there has been NO formal submission of any type, information is being provided to the Commission to inform them there has been a Preliminary zoning review conducted by LCPD for Lot #4 of the NL Business Park. A company named Central Ink Corp. has expressed interest about the Industrial Park. At this point in time the only action was a Zoning review. Member Scheer questioned if they actually make the ink. Mgr Grumbine stated we have no specifics at all. The only thing requested to date has been the Zoning review.

Member John Scheer

Member Scheer went back to the discussion of a zoning change request. His question is does changing to a Commercial zone make the property more valuable than an R-2 zone? What makes someone want to rezone? Chp Martin responded that it would depend on who is doing the requesting and whether they think it would be more valuable. He said if Commercial land was more valuable, could we get someone to rezone? Mgr Grumbine explained that it would depend on what you are planning on using the land for. In this case consider what is located 500 feet down the street. Scheer asked if that is a certain “grade” of Commercial? Isn’t there a C1, C2 A or is it C2 B? Mgr Grumbine explained there is various permitted uses within each Commercial district. Member Scheer said he would leave it for another time, as it seems complicated. All members agreed it was time to adjourn.

As there was not any other items to discuss the members were in agreement to adjourn. Motion made, seconded and unanimously carried to adjourn.

Respectfully submitted,

Theresa L. George
Recording Secretary