

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 10, 2008**

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	V-Chairperson
William Tice	Member
A. Bruce Sattazahn	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

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of February 11, 2008. Unanimously carried.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

There are no plans for recommendation this evening.

PLANS ON HOLD WITH LCPD

A.) Brooke LP Subd PI

Location/ Zoned: Sandhill Rd/Beta Ave

Submission Date: 1-26-07

There are still fees unpaid for the Municipal Authority on this submission.

B.) Evelina/ Robert Krall Subd (5 lots)

Location/ Zoned: Narrows Drive/Ind

Submission Date: 2-26-07

An extension of one year was applied for and granted. The expiration date will be March of 2009.

C.) Grosfillex Prelim Subd PI

Location/Zoned: Narrows Dr/Ind

Submission Date: 3-05-07

The Engineer for this submission is working with the Conservation District on resolving several issues. The timeline for this submission will expire May 9, 2008.

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

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

Sol Wolf indicated he would be scheduling an appointment with Steckbeck Engineering. Ass't Mgr Sheila Wartluft will also be attending this meeting.

E.) Pierre/Eleanor Maeder Minor Subd PI

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

A signed developer's agreement, along with fees, has not been returned to the Twp office as of this date.

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

Location/Zoned: Old Ebenezer & Tunnel Hill Rd/C2A Submission Date: 4-02-07

The Planning Commission has been provided with a copy of the revised developer's agreement for this plan submission. The agreement involves maintenance issues with the proposed easement to George Heist's existing property and is between the Heists, Horsts and the Shaaks. The existing driveway will remain with the Heists for their use.

John Poff, of Matthew and Hockley, questioned the signing of the agreement. Does the submission of the executed agreement mean the plan will now be able to move forward? Mgr Grumbine stated that would depend on where County Planning is with their review. It is her understanding that revised plans were submitted to County Planning. However the Twp has not received revised plans. Mr. Poff said he would look into the revised submissions.

G.) Holiday Inn Express Final Subd/Land Dev Pl

Location/Zoned: E Cumberland St

Submission Date: 7-20-07

Revisions had been received 2-29-08 and the review work is ongoing. The strongwaste permit has been received as well as floor plans. The floor plan shows a pool, a fitness room and a pantry. The original submission outlined 72 rooms only. With the receipt of the floor plans it is evident it will contain more than just hotel rooms.

H.) Herman/Patricia Dundore Minor Final Subd

Location/Zoned: N 4th Ave & E Canal St

Submission Date: 8-28-07

Nothing new has been received on this plan.

I.) Crossings @ Sweet Briar Prelim Subd

Location/Zoned: Kimmerlings & Mt Zion Rd

Submission Date: 10-03-07

Mgr Grumbine offered to give the Commission a verbal update on the meeting that had been held last week with the developer and the engineer. Mgr Grumbine reminded the members that Scott Miller, Stackhouse Bensinger, had attended the last meeting to discuss several waivers that Landmark would be seeking. One of the waivers requested pertained to the intersection and a cul-de-sac area. After discussion with Rick Bolt, they were able to work out the leveling area of 4% without seeking any waivers. Member Smeltzer questioned the length of the road that leads to a proposed loop area. Mgr Grumbine stated it was less than 600 feet.

In regards to the Traffic Study, the County traffic planning representatives agreed that all 11 intersections should be studied, as had originally been requested. Chp Martin asked about the Agricultural Security letter addressed to Ed Arnold. Mgr Grumbine said that she received the letter from Ed Arnold tonight just before the meeting to withdraw the property. Landmark had also paid all the fees involved for this removal.

Member Sattazahn questioned the walking trails in lieu of the requested sidewalks. His concern was that the walking trail be shown on the plan. That is something they still need to complete. Some discussion took place about the proposal of a walking trail and the location of these trails within the community. The question of the wetlands area was discussed. Also taking away from the nature aspect of the property by installing these trails was mentioned. Member Sattazahn asked about icy and snowy conditions. Are the walking trails maintained during the winter season? Another question is what about when the Homeowners Association takes over from Landmark. Are there provisions made to continue the maintenance?

Crossings @ Sweet Briar Prelim Subd (con't)

These are question that must be asked when the developers come to the Planning Comm to ask the Commission for waivers.

Bill McMichael said he does not understand why North Lebanon Twp has to worry about sidewalks and/or walking trails. This is going to be a privately owned community, is it not? Why should North Lebanon Twp care about the sidewalks in this development or any other one for that matter? Is it correct the Twp is not responsible for winter maintenance in this development? Member Sattazahn replied that is true but his concern is about the safety perspective of the issue. If the walking trails or sidewalks are not maintained the people will be walking out in the street areas. This is a definite safety factor. He said, at this point in the process, if the Twp can tell Landmark that they must include a plan for winter maintenance of the walking trails the Twp would consider the request for a waiver from sidewalk regulations. If they are not willing to consider a maintenance plan, for the safety of their residents, the Twp will not consider a waiver of the sidewalk issue.

Member Smeltzer agreed saying the residents who will eventually live there are still members of North Lebanon Twp. This development will still be a part of the Twp. The Planning Commission must consider the safety of those potential residents. We cannot assume the developers will automatically take care of the residents within that community. Chp Martin said she was in agreement that the maintenance issue must be resolved. However she does not see the need for sidewalks in this community.

John Poff mentioned that as a designer he would like to comment. He said that as a 55+ community, does it not make sense that if a person is wheelchair bound, this community without sidewalks, is not very ADA friendly. Chp Martin said that point of view did not occur to her. Mr. Poff stated most of the design guidelines to lay out residential communities, suggest reducing street width and providing sidewalks for pedestrians. By reducing street widths, the vehicles will be the only thing using the streets. The pedestrians will be forced to use the sidewalks instead of the cartways. In some communities that is all that is offered and the people are using the cartways because it is the only option. The Commission members all agreed the handicap issue is something that must be considered also.

RECEIVING OF NEW PLANS**A.) Briar Lake Phase 3 Final Subd Revision – Walking Trail**

This plan submission shows the revision of the walking path in Phase 3 of Briar Lake. The Commission members reviewed the plan that had been provided. Some conversation took place about the original proposed walking trail and what is being suggested now. Discussion on handicap code revisions was held.

MOTION was made and seconded to receive the Briar Lake Phase 3 Revised Subd Plan. Unanimously carried.

ITEMS FOR COMMENT & DISCUSSION**A.) T-Mobile and Kochenderfer Church – Telecommunication Tower**

The hearing for this issue is scheduled for Tuesday, March 11, 2008 @ 7:30PM. It is being held here at the Municipal Building.

B.) Mary E. Kreiser – Sketch Plan – Kochenderfer Road

John Poff, of Matthew & Hockley, is present to discuss a sketch plan for property owned by Mary E. Kreiser. The sketch shows a lot, which is U shaped, and is an unusual shaped lot. The Lebanon County Subdivision Ordinance discourages this shape lot. In order to access the existing sewer main, a sewer line could be designed using a small strip of land (which Poff indicated on the sketch). A grinder pump will also be needed to pump up to the sewer main due to the topography of the land. If a traditional flag lot is decided on, the developer will be forced to continue the sewer main the length of the property line. Poff said the cost to accomplish this would be approximately \$30,000 and would be cost prohibitive for a one lot subdivision. A grinder pump will still be needed for this option. John said that in other situations a utility easement would be created. North Lebanon Twp does not allow lateral utility easements across someone else's property. With the sketch proposal the easement would be contained in the lot for new construction. Poff said he is looking for some feedback from the Commission as to the irregular shaped lot. The next step is to go to the Supervisors for their feedback.

Member Smeltzer asked Mgr Grumbine why the Authority has a regulation against sewer lateral easements on neighboring properties. Mgr Grumbine explained it is one of their regulations due to problems that are created for future repairs that are completed by the owner of the property. The Commission studied the sketch plan provided. A discussion about current sewer flows was held. Member Smeltzer said he is concerned about whether or not there are any other lots in the area that would need sewer access in the future. He said because of the regulations the Twp has created with the sewer line, he feels the compromise would be to allow the irregular lot. Another thought he had was that the Authority would not have the additional sewer main line to maintain. The sewer lateral line would be the responsibility of the property owner.

Mike Kreiser spoke to the Commission about the relocating of the existing driveway. A driveway was done to the front of his Mother's existing home. According to County regulations the creation of a flag lot requires the pole portion of the lot be 50 feet wide said John Poff.

Chp Martin asked about the location of the water line. Poff indicated an area where all utilities would be contained as well as a swale. Chp Martin said it appears, other than spending a huge amount of money, this is the only option open to the Kreisers. After some discussion the Commission all voiced their agreement the irregular shaped lot is the only answer to the Kreiser's problem when trying to create this new residential lot.

C.) Zidik ZHB Case - Written Decision

The Commission took a few moments to read through the ZHB's written decision.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary