

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
MARCH 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
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein, Sr.....	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**

There were no comments from the public this evening.

**MEETING MINUTES**

**MOTION** was made and seconded to approve February 9, 2009 minutes. Motion unanimously carried.

**PLANNING MODULE FOR RECOMMENDATION**

There are no Planning Modules for this evening.

**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 from Kris Troup, Lebanon County Planning, which is dated 3-03-09, explains that this plan did not meet all the requirements within the specified timeframe to gain approval. Therefore because of the plan deficiencies the plan is disapproved. The Krall plan will be removed from the Planning Commission's agenda. If the Kralls decide to continue with this project they will be required to submit a new plan submission.

**B.) Grosfillex Prelim Land Dev**

Date Submitted: 3-05-07

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

A 90-day extension request was granted for the Grosfillex plan. According to their Engineer the plan should be ready for action from the Planning Commission during the April meeting.

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

Date Submitted: 10-03-07

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

Lebanon County Planning Dept and the Twp are waiting for the revised plan submission for the Crossings.

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

Date Submitted: 8/13/08

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

There has been no new information on this plan.

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

Date Submitted: 8-22-08

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

Solicitor Wolf and Bob Gerhart of Matthew & Hockley are working on the exhibits needed for the truck traffic agreement. Also the information on the use of smaller trucks entering the property and obtaining the proper radius measurements is needed.

**RECEIVING OF NEW PLANS****A.) Greg S./ Darlene G. Nolen Final Minor Subd Plan**

Date Submitted: 2-19-09

**Location/Zoned:** Heffelfinger Rd/ Ag

This plan proposes a single residential lot being divided from the existing lot for the purpose of constructing a new home. The plan shows onlot well water and septic system. Mgr Grumbine told the Commission this plan was received February 19<sup>th</sup> but County has not yet provided their comments. The Commission reviewed the plan and discussed the proposed rain garden on the plan.

**MOTION** was made and seconded to receive the Greg S. / Darlene G. Nolen Final Minor Subdivision Plan. Motion unanimously carried.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Northern Lebanon Logistics**

A traffic study, which has been labeled the Northern Lebanon Logistics Center, for the North Route 72 area has been provided for the Commission members. Research for a proposed warehouse to be located on the Hershey Bare property near the Heilmandale area is being completed. Mgr Grumbine explained the huge impact this proposed warehouse development will have on the traffic patterns in this area, particularly Route 72. Member Smeltzer questioned if this is just traffic information or if there has been any type of layout submitted. Mgr Grumbine stated there is some information in the traffic study which shows the projected warehouse but there has been no land development plan submitted. As of this date all that is known is that there is interest in constructing a large warehouse. We have been given no details about whom or how many businesses or if it is one huge individual warehouse.

Member Smeltzer said he finds it curious that a large warehouse would be located in this area. Mgr Grumbine stated the zoning is Industrial which is applicable and that is one hurdle the developer will not have to deal with. Discussion took place about the traffic overload on the intersections in this area already. The fact that Lebanon Valley Economic Development Corporation is still marketing the Lebanon Rails Business Park located off 25<sup>th</sup> Street will add additional traffic to the intersections. Chp Martin asked all the members to look over the information and be ready to discuss at the next meeting.

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**B.) Tenaska Energy Company**

A copy of the notification letter regarding the Tenaska Energy application for emission reduction credits has been provided. The 52-page application is available and can be Emailed to commission members should anyone be interested. Mgr Grumbine has prepared some research on the Tenaska Energy Company for the Commission members to review before the next meeting.

Discussion followed about the location of this proposed plant and some of the recent newspaper articles. Member Tice questioned why Swatara was so upset by this company's interest if it is actually located in North Lebanon. Mgr Grumbine explained that it seems there was an individual who was approaching some of the property owners about buying their properties. Some of the Swatara residents were upset by this activity. North Lebanon Twp has not received any information except what had been discussed by Earl Roberts at the recent Supervisors' meeting. This letter of application is the first written piece of information the township has received in regards to this proposal.

**C.) Decision of ZHB Case 4-08; Bruce Sattazahn**

The written decision on Bruce Sattazahn's request for a variance on setbacks was provided for the Commission members. Member Smeltzer discussed the final decision that was made by the Zoning Hearing Board which was to have a variance on the setback on the 22<sup>th</sup> Street side of the property rather than the Route 72 side of the property.

**D.) Rain garden on Grubb Avenue**

A previous plan that had been approved and is located off Grubb Avenue had shown the construction of a rain garden. Mgr Grumbine told the Commission members they are now excavating for the rain garden should anyone wish to see how the process is done.

**E.) March 30, 2009; Cornwall-Lebanon Task Force Meeting @ 7PM**

Member Allwein told his fellow Commission members that the next meeting for the Cornwall-Lebanon Task Force is being held here at our building. He suggested to the other members they attend as there is a good speaker scheduled. He said it would be beneficial for them to attend.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary