

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
APRIL 11, 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, Attorney John Feather, Mr. & Mrs. Anthony Piazza, Brent Sapen 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 March 14, 2005 minutes were available for approval.

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

**PLANNING MODULE INFORMATION**

There are no Planning Modules for review this evening.

**ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION**

**A.) Countryside Mobile Home Park Preliminary/Final Land Dev Plan**

**Location/Zoned:** Carol Ann Dr/ R-2

A copy of the recommendation letter from County was provided for the Commission members. The plan is for the expansion of 22 units in the park. Proposed storm water management facilities have been reviewed and approved by the Lebanon County Engineer. The Lebanon County Conservation District has approved an Erosion and Sedimentation Pollution Control Plan. Requirements of the North Lebanon Twp Park & Recreation Board and the North Lebanon Township Municipal Authority have been met. County has recommended approval of the plan as all requirements have now been met.

### **Countryside Mobile Home Park Preliminary/Final Land Dev Plan (con't)**

The Commission members took a few moments to review the proposed plan. Chp Martin questioned the location of a new driveway. Member Scheer, who happens to live in the area of the Mobile Home Park, voiced his concerns about the location of the proposed driveway. He stated there is a lot of traffic and the area is a very dangerous one to travel. Recently there were speed check lines placed. Due to the fact there are so many driveways already existing, the location of the proposed driveway is of concern to Member Scheer. He told everyone that during bad weather the driving habits of the motorists are what create the dangerous situations. There was some conversation about the traffic and the speed limits that are posted in this area. Member Scheer stated he understands that the plan is designed to meet all the regulations but he still has serious reservations about the location of the new driveway. Attorney Feather, after consulting with his clients (owners of Countryside Mobile Home Park), stated the Police Officers are welcome to park in the driveway and conduct as many speed watches as they like. Member Scheer also extended the invite for Police to sit in his driveway to conduct speed checks. Member Scheer said he would like to excuse himself from a vote on this plan as he has strong feelings about the driveway issue and the safety of the location. Member Tice said he would like to follow up on the suggestion that the NLT Police use the area for observation of traffic.

**MOTION:** Was made and seconded to recommend approval for the Prelim/Final Land Dev Plan for Countryside Mobile Home Park. Other than Member Scheer abstaining, the Commission members were unanimous for a recommended approval of the plan. Member Scheer again reiterated his concerns on traffic in the area and the creation of anew entrance/exit for the park.

### **ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING DEPT**

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

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

Member Smeltzer asked if the Twp has heard anything from County about dismissing this plan from the records. As the Twp has no issues with this plan, we had told County that when the time comes for an extension request, the Planning Commission does not wish to approve an extension.

**B.)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.

**C.) Spring Creek Preliminary Subd Plan**

**Location/Zoned:** Kimmerlings Rd  
& N 8<sup>th</sup> Ave/ R-1 & R-2

Mgr Grumbine told the Commission there was a copy of the comment letters provided for their information on this plan. A letter from the Twp, from County and from the County Engineer reflects many issues that will have to be addressed. It will be a while before this plan is ready for a recommendation.

**RECEIVING OF NEW PLANS**

**A.) Sandhill Christian Union Church Lot Addition**

**Location/Zoned:** Laurel St/R-2  
**Office Submission Date:** 3-15-05

This plan depicts a lot addition to an existing property neighboring the church property. Mgr Grumbine pointed out for the Commission members the 15-foot wide addition from the church property to the neighboring property owner. Chp Martin questioned why this is being done. Mgr Grumbine responded she does not really know why. That information was not received when the plan was submitted. It is possible it could be for placement of a shed or just to make the resale value of the property more valuable. Mgr Grumbine said she expects to have this plan on the May agenda for a recommendation from the Commission.

**MOTION:** Was made and seconded to receive the Sandhill Christian Union Church Minor Subdivision Plan. Unanimously carried.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:**

**A.) Zoning Amendment Request – 15<sup>th</sup> Avenue & Cumberland Street**

The Commission had received a presentation from Randy Ebersole and Bob Gearhart at their last meeting regarding a request for a zoning amendment. The Public Hearing has been scheduled for Monday May 16<sup>th</sup> @ 7:30 PM. A copy of the letter from County stating their recommendation of approval has been provided for the Commission members. The Planning Commission had made their recommendation of approval @ their March meeting.

**B.) Adoption of Ordinance No. 1-2005**

The Public Hearing for Ordinance No. 1-2005 was held at the Union Canal Elementary School. This Ordinance is regarding the Onlot Sewer Management Program the Twp has adopted. Lebanon County Planning will be administering the program for the Twp.

**C.) Traffic Study Information – Narrows Dr**

The results of the traffic study for Narrows Glen have been provided for the Commission. Mgr Grumbine explained that the Board of Supervisors were not satisfied with the findings regarding reducing the speed limit from 35 MPH to 25 MPH. The study indicated there was not a warrant for this reduction.

**Traffic Study Information – Narrows Dr (con't)**

A speed study had been used to base the report on. The Supervisors have asked that the fact that this will be a residential area be used for the study information. The Board of Supervisors felt strongly about the speed limit being reduced to 25 MPH due to the school zone and the fact that there are so many driveways in the area.

**D.)1717 Quarry Road – Letter from County to Owner**

This letter is to inform the owner of the property, Patricia Marks, that although the Zoning Hearing Board approved the use of an area for a stoned parking space, a Land Development Plan must be submitted. This has not been done by Mrs. Marks. The letter is stating that she needs to be in compliance with the County regulations and must complete a Land Dev Plan.

**E.) Roberto's Towing – 2000 Maple St**

This is another situation that had been approved by the ZHB. The business has been in repeated violation of the restrictions placed by the Zoning Hearing Board. County has been observing the ongoing situation at this location where the number of parked cars is restricted by the approval from the ZHB. At this point Sol Wolf will be filing with the courts regarding the violation.

**F.)County Comprehensive Plan**

Member Scheer stated he had received information form the County in regards to a County Comprehensive Plan. What is that all about? Mgr Gurbine explained the County is preparing to accomplish a County Comp Plan. They are trying to get input from all the Planning Commission members in order to compile all the information and have it ready for discussions when the preparation of the Comp Plan begins. Member Smeltzer said he received a phone call from Kris Troup. Mr. Troup is expecting to interview various Planning Commission members in Lebanon County within the next 2 weeks. Some conversation followed about the advantages of adopting a County Comprehensive Plan. Some of the Commission members voiced an interest in attending some of the meetings that are being planned for this County Comp Plan. The times of the meetings had not been included in the information that had been mailed to the members. Mgr Grumbine suggested the County website could be checked for additional information.

As there was not any other items to discuss the members were in agreement to adjourn.

Respectfully submitted,

Theresa L. George  
Recording Secretary