

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
APRIL 10, 2006**

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
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

COMMENTS FROM THE PUBLIC

There were no Comments from the Public this evening.

MOTION TO APPROVE MEETING MINUTES

The minutes from March 13, 2006 were available for action.

MOTION was made and seconded to approve the minutes from March 13, 2006. Unanimously carried.

PLANNING MODULE INFORMATION

A.)Seyfert Planning Module

The Planning Commission reviewed the Component 4A of the Planning Module for the Seyfert Minor Subdivision Plan. Chp Martin mentioned that this plan depicts a lot addition to the lands owned by Willis Martin. Some discussion took place regarding all the work that is involved in the preparing of a Planning Module submission. Mgr Grumbine informed the Commission this module is in compliance with the Act 537 plan for the Twp.

MOTION was made and seconded to authorize the Chairperson signature on the Seyfert Planning Module Component 4A. Unanimously carried.

ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION

A.)Seyfert Minor Final Subdivision Plan **Location/Zoned:** Grubb Ave/ Ag
Date Submitted: 2-27-06

This minor subdivision plan is for the 16+ acres from the lands owned by Dennis & Phyllis Seyfert and Glenn & Penny Seyfert to be conveyed to the lands owned by Willis & Alta Martin. Mr. Martin's plan is to continue farming the lands. A copy of the letter from County Planning recommending approval has been provided to the Commission members.

MOTION was made and seconded to recommend approval of the Seyfert Minor Final Subdivision Plan. Unanimously carried.

B.)Bross Estate Minor Subdivision Plan

(Lot Addition)

Location/Zoned: Narrows Dr/ Ind**Submission Date:** 11-02-05

Mr. Brad Grauel, of Light-Heigel Assoc, was in attendance to answer any questions the members might have regarding this minor lot addition. He provided a letter of recommendation from Lebanon County Planning. Mr. Grauel described the location of the area off Narrows Drive. He explained the land in question is a strip of land to be conveyed from Lot #2 to Lot #3 and is to be used as a point of access for Lot #3. Lebanon County Planning has given their recommendation of approval in the letter provided. The only outstanding issues are the approval from the Municipal Authority. Heath Macamer will be meeting with the Municipal Authority at the meeting scheduled for Thursday night.

Member Smeltzer confirmed the access would be just north of the Union Canal Elementary School. Grauel agreed with his observation. Chp Martin remarked on the size of the access point. It is 76' at the entrance and then tapers back to 65' according to Grauel. Chp Martin commented on the zoning for this area being R2-High Density Residential. Member Smeltzer stated that technically the access would be zoned R2 but the rest of the existing area is Industrial zoned. A discussion about planning for sewer facilities when you don't know what will be located there was held. Some discussion took place about the reappearance of this plan once a decision was made about what type of facility will be going in at this location.

MOTION was made and seconded to conditionally recommend approval for the Bross Estate Minor Subdivision Plan. Conditional upon the approval from the Municipal Authority before the plan is presented to the Board of Supervisors. Unanimously carried.

ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING DEPT

The following plans are all still under review with Lebanon County Planning.

A.)Woodlea Phase 3 Final Subdivision Pl**Location/Zoned:** Gary Ave & Watson St / R-2**Submission Date:** 10-28-04**B.)Spring Creek Preliminary Subd Plan****Location/Zoned:** Kimmerlings Rd& N 8th Ave/ R-1 & R-2**Submission Date:** 1-10-05

Revised plans had been received 3/25/06. The Commission members had received a copy of the traffic study for this proposed development. The members disagreed with the findings of the traffic study for this area. After some discussion it was agreed the Commission would discuss the traffic study and the findings of the study with Landmark Builders, who will be developing this area.

C.)Homestead Acres Phase IV Final Subd Pl**Location/Zoned:**off Grace Ave/R-1**Submission Date:**8-04-05**D.)Gensler Preliminary/Final Subdivision Plan****Location/Zoned:** Mechanic St & Sandhill Rd/ R2**Submission Date:** 9-20-05

Mgr Grumbine reported there are unanswered comments that are still being addressed regarding this plan.

E.)Aaron/ Ruth Shirk Minor Subd Plan

(Lot Addition)

Location/ Zoned: Water St / AG**Submission Date:** 10-20-05

Mgr Grumbine explained this is another plan that will be affected by the Board's next meeting, which is dealing with some Ordinance updates pertaining to Planning Module submissions. This plan will probably be listed for a recommendation at the Commission's May meeting.

F.)Briar Lake Phase III Final Subd Plan**Location/ Zoned:** off N 8th Ave & E Maple St
/ R1 & R2**Submission Date:** 11-14-05

G.) Brian Amerman Minor Subd Plan**Location/Zoned:** off Narrows Dr/ R2**Submitted:** 12-08-05**H.) Randy Ebersole – Eight- E-Limited Land Dev Plan****Location/Zoned:** Cumberland St &
15th Ave/C2A**Date Submitted:** 2-27-06**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:****A.) Zoning Amendment Request – W Maple Street**

Commission members were informed in writing that the Public Hearing for Bruce and Kathy Sattazahn properties located on W Maple Street (N Rte 72) was rescheduled to Monday, May 15th at 7:30 PM. Letters have been mailed to neighboring property owners and the property will be posted by Twp employees at least 10 days prior to the Hearing.

Some discussion was had about the recommendation received from County Planning on this request. The Commission members had a few questions that they discussed regarding whether or not they are ready, as a group, to make a recommendation. Bruce Sattazahn, when asked, explained his reason for requesting this change. The fact that the majority of this area is already used for Commercial uses was one fact he repeated. He said he is also concerned about the fact that if townhouses, which is accepted in an R-2 zone, would ever be constructed in this area, a really large problem could occur for the surrounding properties and the Twp. Sattazahn stated his attorney would be presenting an overview of all the Commercial uses already in existence as opposed to Residential uses on the night of the Public Hearing. It was decided to table making a recommendation from the Planning Commission until the May meeting. Member Smeltzer told the Commission members he would not be able to attend next meeting. He wanted them to understand that although he would not be there to vote on this recommendation he feels this zoning change to C-2A would be in keeping with the existing uses.

B.) Letter RE: Harold Kreider Property – Tunnel Hill Rd

Mgr Grumbine explained to the Commission members that County Planning and herself had met with the Kreiders in the fall of 2005 to discuss their Land Dev plan that had been denied. The Kreider's attorney had recited several legal cases during the meeting. Sol Wolf and County Planning are reviewing some of the information that was discussed by Kreider's attorney. The big problem is the access and the tractor-trailer trucks. Mgr Grumbine said it is now a legal question but she wanted the Commission to be aware it had resurfaced with a sketch plan..

C.) May Meeting

Mgr Grumbine informed the Commission members if the building construction remains on schedule, the May meeting will be held in the new meeting room.

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

Respectfully submitted,

Theresa L. George
Recording Secretary