

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
APRIL 9, 2007**

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 Tice	Member
Bruce Sattazahn	Member
Charles Allwein	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting were Brian Hockley of Brian Hockley Assoc, and 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 March 12, 2007. Unanimously carried.

PLANNING MODULES FOR RECOMMENDATION

A. Arnold Acres Minor Subd Plan (1 lot)

Date Submitted: 12-05-06

Location/Zoned: Weavertown Road/Ind

This Planning Module is for Arnold Acres 1 lot subdivision plan and is located off Weavertown Road. The original plan submission was re-designed due to the fact the nitrate study came back with high numbers. The lot size was increased to allow for correction of this problem. The County SEO has signed off on the Planning Module.

MOTION was made and seconded to authorize the Chairperson to sign the Planning Module for the Arnold Acres Minor Subd Plan. Unanimously carried.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

A. Arnold Acres Minor Subd Plan (1 lot)

Date Submitted: 12-05-06

Location/Zoned: Weavertown Road/Ind

Brian Hockley told the Commission that the Zoning Hearing Board heard this 1 lot subdivision issue; due to the fact it is located in an Industrial district and will be used as a residential lot. The stormwater design is created to look similar to a garden and is referred to as a "rain garden". There are specific types of plantings permitted in a garden of this design and these are listed on the plan. A discussion was held about the various plantings, which will be planted on the bed or base of the stormwater basin. The sides of the basin will be lined with mulch and will have to be maintained each year by the property owners. The question of who is responsible for approval of this type of design was discussed. Mgr Grumbine stated she thought it was County who gave approval for these designs. Hockley said the Soil Conservation District gives approval of these designs.

After a lengthy discussion Member Sattazahn voiced his concerns about the designs of these planted areas and the continued maintenance that will be required by property owners.

Arnold Acres Minor Subd Plan (1 lot) (con't)

His concern is the weed control issue that is going to result in a short amount of time. After the property owners are tired of the maintenance issues the Twp will be drawn into a complaint type of situation. Chp Martin said she is in agreement that the Twp will have to find a way to address these types of situations. Lebanon County Planning has indicated their recommendation for approval.

MOTION was made and seconded to recommend approval for the Arnold Minor Subd Plan Plan. Unanimously carried.

PLANS ON HOLD WITH LCPD

The following are plans that are still on hold with the Lebanon County Planning Department.

A. Lorraine Bisson Minor Subdivision Plan (Lot Addition)

Location/Zoning: Tunnel Hill Road/R-1 & Ag Districts Date Submitted: 9-08-06
Outstanding fees are owed to the Municipal Authority.

B. Brooke LP Subdivision Plan

Location/Zoned: Sandhill Rd/ Beta Ave Date Submitted: 1-26-07
Clyde Patches of Tri Valley has been in contact with the Twp office regarding sewer issues.

C. Brusters Prelim Subdivision/Land Dev Plan

Location/Zoned: Narrows Drive/C2-A Date Submitted: 2-12-07
Information about a Traffic Study has been provided to the Commission members. Mgr Grumbine explained the traffic counters had been placed on Narrows Drive early last week. However on Tuesday of last week a DETOUR off Narrows Drive was necessary due to sewer work being completed there. In addition the school was closed Wednesday, Thursday and Friday due to the Easter Holiday. Mgr Grumbine emailed a request for the traffic count to be conducted another week. Comment letters were provided to the Commission for review also. Chp Martin mentioned the traffic jam that had occurred during the Grand Opening of the Salvation Army. Mgr Grumbine agreed saying there were 3 Police Officers required to control the traffic in that area during that weekend event. The Commission members were in agreement that this should confirm their opinion that an access should not be allowed off Rte 422 to the proposed Bruster's facility.

D. Evelina Krall Subd Plan (5 lots)

Location/Zoned: Narrows Dr & Weavertown Rd/ R-2 Date Submitted: 2-26-07
A copy of the comment letters created by the County Planning, the County Engineer and NLT has been provided for the Commission members.

E. Grosfillex Prelim Land Dev

Location/Zoned: Joel Dr/ Ind Date Submitted: 3-05-07
A copy of the comment letters from County Planning and NLT has been provided for review.

F. Craig/Carrie Machamer Minor Subd Pl (1 Add)

Location/Zoned: Weavertown Rd/RR Date Submitted: 3-05-07
Mgr Grumbine explained that no comments have been issued on this plan because a revised plan has been requested. The original plan did not indicate a proposed house or stormwater design on the lot. She has been told a revised plan will be submitted showing this information.

G. Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/ R-1

Date Submitted: 3-06-07

A comment letter from NLT to the County Planning Dept has been provided for the members to review.

RECEIVING OF NEW PLANS**A. Briar Lake Phase 3 Revised Final Subd Plan**

Date Submitted: 3-12-07

Location/ Zoned: off N 8th Ave (revised walking path)

A conversation was held about the walking path and the revisions that are outlined in this revision plan. The Commission members agreed they did not remember what the original plan had been. Mgr Grumbine stated that had been one of her comments. All members requested a more detailed plan.

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

B. George W. & Marian L. Heist Final Subd Pl (lot addition) Date Submitted: 3-12-07

Location/ Zoned: Old Ebenezer Rd & Tunnel Hill Rd/ C2A

The members looked at the plan to see what portion is being added to the property already owned by George Heist. Much discussion was held about the plan and what the plan is showing. The members all agreed some clarification is needed as to what is being accomplished with this plan submission. Is this a lot addition or is it a new lot being created? Also noted was the incorrect information about some of the surrounding property owners. Mgr Grumbine mentioned the surrounding neighbors coming into the office to look at the submitted plan.

MOTION was made and seconded to receive the George W. & Marian L. Heist Final Subd Plan. Unanimously carried.

ITEMS FOR COMMENT & DISCUSSION**A. Recommendation on Proposed Ordinance Updates**

A discussion started on the proposed Ordinance updates. Member Allwein mentioned Chapter 27 and a missing word in the description. The word setback was missed when describing the distance. The Cell Tower Ord was discussed next. Member Allwein questioned how the 500-foot distance from another structure for the placement of a tower was determined? Mgr Grumbine explained they had requested a copy of any existing Ordinances from neighboring municipalities. This was one of the measurements listed in one of the Ordinances. The next question was the height minimum mentioned for a screen planting. After some discussion it was clear that the minimum mentioned was the height that most screen plantings would be when mature anyway.

MOTION was made and seconded to recommend approval of the Ordinance updates to the Board of Supervisors. Unanimously carried.

B. Growing Greener – Conservation Design

During the last County Comprehensive meeting a speaker had been present. This same person had made some recommendations about wildflower plantings to the Engineer for the Spring Creek Plan, which had been recently approved. A demonstration of how to preserve open space by using creative designing was given. Some of the various options for maintenance of these creative designs were also discussed. The options presented were an alternate way of thinking.

C. Ann Zimmerman – Lot Addition off N 8th Street

Mrs. Zimmerman stopped in the office to inform us there has been some progress in her lot addition plan. The home next to her was sold to a new owner. The new owner has verbally indicated an agreement to move forward with the lot addition Mrs. Zimmerman has been seeking. She was directed to go to the County Planning Department.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary