

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
APRIL 13, 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
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 March 9, 2009 minutes. Motion unanimously carried.

PLANNING MODULE FOR RECOMMENDATION

A.) Greg/ Darlene Nolen Minor Subdivision Plan

Mgr Grumbine informed the Commission we had received the Planning Module for the Nolen Subdivision Plan. The Chairperson for the Commission is being asked for a signature on the Module.

MOTION was made and seconded to authorize Chairperson Martin's signature on the Nolen Planning Module. Motion unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There were no plans ready for action this evening.

PLANS ON HOLD WITH LCPD

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

A.) Grosfillex Prelim Land Dev

Date Submitted: 3-05-07

Location/Zoned: Joel Dr/Ind

There has been no new communication on this plan other than Scott Miller, Engineer for the Plan, notifying us the plan would not be ready for recommendation tonight.

B.) Crossings @ Sweet Briar Prelim Subd

Date Submitted: 10-03-07

Location/Zoned: Kimmerlings Rd & Mt Zion Rd

Revised plans had been received March 12, 2009. Mgr Grumbine has not had the opportunity to prepare her comment list but suggested the Commission members might like to have a few minutes to review some of the revisions. Member Sattazahn questioned the rain garden designs and the maintenance of the areas. He was told that information will be in the Homeowners Association documents, information which has not been received. He next asked about the status of the 2 flag lots which had been in question. Mgr Grumbine replied that issue is still being worked on to resolve.

The Commission reviewed the plan to see the notations pertaining to the sidewalks that are to be located on one side of the main street. Some conversation took place about various notes on the plans regarding the sidewalks and measurements listed on the information. The members felt there needed to be better clarification on the sidewalks and the curbing notes. After some discussion Mgr Grumbine told the members they were not being asked for any action rather just to keep the issues relating to this proposed community fresh in their minds.

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

Date Submitted: 8/13/08

Location/Zoning: Prescott Dr/RR

A revised plan had been received on April 8, 2009. Mgr Grumbine reviewed with the Commission some of the details for this minor subdivision plan. The Planning Module for this plan has not been received to date.

D.) Harold B. / Barbara Ann Kreider Land Dev Pl

Date Submitted: 8-22-08

Location/Zoned: Tunnel Hill Rd/ AG

There is nothing new on this plan. We are waiting for information on the use of smaller trucks pertaining to the turning radius and the use of the narrow lane to get into this area.

E.) Greg S. / Darlene G. Nolen Final Minor Subd Plan

Date Submitted: 2-19-09

Location/Zoned: Heffelfinger Rd/ Ag

Mgr Grumbine's comment list to County has been provided to the Commission. The Municipal Authority had reviewed and given their approval for the sewer design for this proposed lot.

RECEIVING OF NEW PLANS**A.) Leon (dec)/ Diane Gracely Minor Subdivision Plan**

Date Submitted: 3-24-09

Location/Zoned: Kochenderfer Rd/ R1

The Planning Commission is looking at this plan for the first time. They discussed the existing house and reviewed the suggestion of another structure being located on the proposed lot. There are some sewer issues which must be resolved for this plan. The sewer for the existing home will be affected by the new home which is proposed.

MOTION was made and seconded to receive the Diane Gracely Minor Subdivision Plan.

Motion unanimously carried.

B.) James M. Morrissey Final Subdivision Plan

Date Submitted: 4-08-09

Location/Zoned: Mt Zion Rd/ Ag

This new plan shows a lot addition of lands owned by James Morrissey to the lands owned by Seyferts Orchards. The required legal descriptions have been provided to the Municipal Authority for review.

Morrissey Final Subdivision Plan (con't)

MOTION was made and seconded to receive the James M. Morrissey Final Minor Subdivision Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Update Misc Ordinances – Ord 2-2009**

A copy of the updates for Twp Ordinances has been provided to the Planning Commission. There are a few Zoning issues in the updates which the Planning Commission members are asked to review. One of the issues pertains to Yard sales. This Ordinance will provide a definition of a Yard sale. Code Enforcement Officer Wengert has asked this information be included in the updates.

The Conditional Use signage procedure is being eliminated due to confusion with a newer R2 Conditional Use which had been approved last year.

A Zoning Map change is also being proposed in the updates. There are 2 areas that have become an addition to the Union Canal Tunnel Hill Park. On the south side of Tunnel Hill Rd, just off North 25th Street, land was acquired from the Hershey Warehouse. This is a 6-acre tract which will be changed to Municipal Recreation from the current Industrial zoning. The other parcel is on the North side of Tunnel Hill Road, the Bisson-Wager parcel, had been recently acquired by the Park within the past year. This is a 2.9 acre tract which is currently zoned Ag and is proposed to become Municipal Recreation.

Mgr Grumbine asked the Commission members to review all the information provided to them and be ready to make a recommendation during their next meeting which is scheduled for May 11th. The Supervisors have scheduled a Public Hearing for Monday, May 18th.

B.) Cornwall-Lebanon Task Force Meeting; 3-30-09

Member Allwein told the Commission members about some of the discussions that have been taking place at some of the C-L Task Force meetings. The last meeting was March 30 and the comprehensive plan process was discussed. The financial advantage of combining to create one multi-comp plan was stressed in the discussions. He said most of the attendees seemed to be interested in getting their respective Boards to consider this option. Allwein stated the topic was discussed at the last NLT Supervisors meeting. He felt the Supervisors expressed an interest, especially Suv Hawkins who voiced her approval of the idea.

Another advantage of the multi-comp plan is the Zoning issues. It relieves the pressure of having to provide for all uses within your own municipality. The joint municipalities are able to assign a certain use within one of the participating municipalities. Not all uses must be made available within each municipality. By grouping all the municipalities within the Cornwall-Lebanon School District we are able to share the different zoning classifications. This idea of staying within the school district has been already outlined within the recent County Comprehensive Plan. Member Allwein stated it certainly seems like an advantageous opportunity.

Member Sattazahn questioned if this multi-comp plan would have to be agreed upon by all municipalities within the school district. Allwein stated it does not have to be all the municipalities. It could be 2 or 3 or however many do agree to combine. It would be more beneficial for all municipalities within the C-L district.

Cornwall-Lebanon Task Force Meeting; 3-30-09

Sattazahn mentioned once some type of agreement is reached among the municipalities, will the school district itself be invited to participate. Allwein stated that is what has been discussed. The current estimate for individual comp plans is \$50,000. To complete a joint comp plan the cost is estimated to be about \$80,000 - \$100,000. However there are grants available up to 50% for the multi-comp plans. More conversation followed about the advantages of participating in the multi-comp planning.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary