

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION MEETING
MAY 10, 2004**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was held at the North Lebanon Township Building, 725 Kimmerlings Road, Lebanon, PA, at 7:00 PM. The following people were in attendance:

William Tice Member
John Scheer Member
Mike Ulrich Member

Attending the meeting Brian Hockley of Brian Hockley Assoc, Scott Miller of Stackhouse Seitz & Bensinger, Chris Sellers of MDS Custom Homes. Also several other individuals were present.

The meeting was called to order at 7:00 PM. The pledge to the American flag was done. Member Tice asked if there were any comments from the Public this evening.

COMMENTS FROM THE PUBLIC

There were no public comments tonight.

APPROVAL OF MEETING MINUTES

The April 12, 2004 minutes were presented for approval.

MOTION: Was made and seconded to approve the minutes from April 12, 2004. Unanimously carried.

PLANNING MODULES FOR REVIEW

A.) Conestoga Log Cabin Leasing Location: Heffelfinger Rd

This plan had been received in November of 2003. The Planning Module is being presented for the Commission now and the actual plans will be reviewed later in the agenda. Mgr Grumbine explained the Commission members present could sign off or make a MOTION to have Chp Martin sign the module.

MOTION: Was made and seconded to approve Chp Martin signing off the Planning Module for Conestoga Log Cabin Leasing Plan. Unanimously carried.

ACTIVE PLANS FOR REVIEW, DISCUSSION & RECOMMENDATION TO BOARD**A.) Briar Lake Subd - Phase I Location/Zoned: N 8th Ave & E
Maple St/R-1**

This is Phase 1 of the Adult Community that is to be built off N 8th Ave. The Preliminary Plan had been approved and now the development is being constructed in phases. This Phase consists of 32 residential lots (31 retirement dwellings and 1 single family dwelling lot), 3 annexation parcels and 2 open-space lots with inter-related street and utility designs, storm water management facilities and associated site improvements. A letter from Lebanon County Planning indicates all issues have been addressed and are recommending approval of Phase 1 for Briar Lake. The Municipal Authority has approved the sewer designs for this Phase and all Park & Rec fees have been paid.

MOTION: Was made and seconded to recommend approval of the Briar Lake Phase 1 subdivision plan to the Supervisors. Unanimously carried.

**B.) Conestoga Log Cabin Leasing Preliminary/Final Subd Plan
Location/Zoned: Heffelfinger Rd/RR**

This plan illustrates a 5-lot subdivision for single-family residential use. All lots will be improved with storm water management facilities and associated site improvements. There will be cul-de-sacs at the stub ends of Linda Dr and Loretta Dr. A letter from Lebanon County Planning states their recommendation for approval.

MOTION: Was made and seconded to recommend approval of the Conestoga Log Cabin Leasing Subd Plan for Heffelfinger Rd. Unanimously carried.

**C.) MDS Custom Homes Minor Subd Plan
Location/Zoned: Joyce St/R-1**

This Subdivision Plan started with a Zoning Hearing Case granting a variance to re-divide two lots into 2 lots that are equal in size. After receiving the variance, 2 building lots are illustrated in the plan. A letter from Lebanon County Planning is recommending approval of this plan. The Municipal Authority has provided a MEMO stating all sewer requirements have been met and the plan is expected to be approved at their meeting on Thursday night.

MOTION: Was made and seconded to recommend approval of the MDS Custom Home Subd Plan. Unanimously carried.

ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING**A.) Countryside Mobile Home Park Location/Zoning: Carol Ann
Dr/ R-R**

A meeting between Lebanon City Water, Mr. Piazza & Attorney Feather, Jon Beers, Scott Rights, Mgr Grumbine and Asst Mgr Sheila Wartluft had been held at the Municipal Building to discuss outstanding issues that still have to be addressed in regards to public water connection for the Mobile Home Park.

B.) Harold/Barbara Kreider Land Dev Plan

Location/Zoned: TunnelHill Rd; Ag

There has been no communications from the Kreiders on this proposed plan.

C.) Living Waters Chapel Storm Water Design

Location/Zoned: Jay St

The Engineers are still working on this plan. Nothing new has been reported to the Twp office.

D.) Leon Zimmerman Subd Plan

Location/Zoned: Maple & Oak Lanes; R1

This plan is the area that the water tower had originally been stored on while the development had been started. Also a lot of the construction equipment had been stored on this land. There are 4 lots proposed for this area.

E.) Narrows Glen Subd Plan

Location/Zoned: Narrows Dr/R1

Engineer Brian Hockley has provided a 2-page update regarding outstanding comments for the Commission members. The letter outlines the various comments with answers being provided. Mgr Grumbine went through the list with the Commission members. When the issue of screen plantings was discussed Member Scheer questioned the legality of planting on a graveyard. Hockley explained the planting would not be done on any graves. It would be on the border of the graveyard. Member Tice questioned who is responsible for the maintenance of the trees. Hockley indicated each property owner would be responsible for the trees on their property. Mgr Grumbine asked if there would be a note on the deeds. Hockley said this is something that would be looked into doing. Some discussion was held about storm water management.

Member Scheer questioned lining up the entrance road with the existing school entrance. Hockley said he does not know if that would be a good idea. There is a lot of traffic already there.

Narrows Glen Subd Plan (con't)

Mgr Grumbine said the school drive is one way in, around and then out. Some general conversation followed about misc items related to the plan.

RECEIVING OF NEW PLANS:**A.) Greater PA Regional Council of Carpenters**

Location/Zoned: Heilmandale Rd/I

This plan is for an expansion of the Carpenters Training Facility located on Heilmandale Rd. The plan illustrates a very large expansion of the existing building. Mgr Grumbine explained the building has been operating there since the mid 80's. Member Scheer asked who actually sponsors or operates the facility. He was told there is not a lot known about it but we will try to find out by the next meeting.

MOTION: Was made and seconded to receive the Land Dev Plans for the Carpenters Training Facility. Unanimously carried.

B.) North Lebanon Business Park

Location/Zoned: N 25th St & Tunnelhill Rd/I

Mgr Grumbine explained this property has been zoned Industrial for many years. The main reason would be the railroad track that is in place there. The proposed road would enter from 25th St and would then end in a cul-de-sac, within the park itself. Center Street, on the Cleona side was looked at but with the Bowman farm being in Ag Preservation, this option would not work out. Member Ulrich asked if this whole area is zoned Ag. Mgr Grumbine repeated this area has been zoned Industrial since the time zoning began in NLT. The zoning for this particular area has not been changed. She said she would think the fact that the rail service is already in place, at the time zoning was adopted the thinking was that the area was ideal for Industrial. Part of the proposed plan is to bring a rail spur in to service the lots in this proposed park. Member Ulrich asked if the land is currently being farmed. Mgr Grumbine confirmed that it is being farmed currently.

Mgr Grumbine told the Commission members there is already one corporation that is interested in submitting a Land Dev Plan for one of the lots in this Business Park. The corp had been told they should wait until the first set of comments is issued for the Business Park before their Development plan is submitted. Mgr Grumbine told them they would probably be looking at a Land Dev Plan at the next meeting. Member Tice questioned if the bridge in Cleona is still being considered for repairs.

North Lebanon Business Park (con't)

Mgr Grumbine agreed it will be worked on next year and PADOT will close the bridge area down for a year. She told the Commission members the utility poles have already been reset back further in anticipation of this project. Member Tice questioned if the Hershey Warehouse is being utilized currently. Mgr Grumbine replied she is not sure about that. There never seems to be any travel in or out of the facility. After some discussion about the immensity of this project, Mgr Grumbine explained to the Commission the Economic Development Corp is to be the developer for this Park.

Member Scheer asked if there is any indication about what kinds of businesses would be interested. Mgr Grumbine told them; at this point in time the first is Valspar. Valspar is a paint manufacturing and distribution company for Lowes. This will be the Land Dev Plan, which is expected to be before the Commission next month. Member Ulrich asked if there was some type of tax-free agreement for a period of years. Mgr Grumbine replied agreements have been worked out to date. He said his concern is that they "come to town" and leave again leaving behind "smoke stacks" and an area that looks like a "ghost town". He said he feels this could be a good opportunity if the intent was to remain here. There was some discussion about the tax issues. Mgr Grumbine explained the local tax of 12 mils is nothing to the corporation. It is the School tax and the County tax that is normally asked to be forgiven and the Twp has no control over that decision. During the conversation Members Scheer and Ulrich stated they could not understand why the school would exonerate any business from their taxation.

MOTION: Was made and seconded to accept the North Lebanon Business Park Subdivision Plan. Unanimously accepted.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Zoning Request from Jere/Joan Putt - 1505 Jay Street
Engineer: Brian Hockley & Assoc**

Mgr Grumbine told the Commission members the additional information about agricultural acres that had been discussed at their last meeting has been provided in their packets. The acreage in the Twp that is dedicated to agriculture is 4,160.25 and for Intensive Ag is 585.02 acres for a total of 4,745.28 acres. North Leb Twp contains 10,735.68 acres. There are 73 properties (4,128.62 acres) included in the AG Security Program. The Lebanon County Agricultural Land Preservation Board has 8 easements within NL Twp totaling 820.6 acres. It is expected to close on 5 more easements (318.76 acres) bringing the total acreage to 1,139.36 acres.

Zoning Request from Jere/Joan Putt (con't)

A letter from Leb County Planning was received late today (May 10). The letter outlines 5 major issues, which support their recommendation for approval of this re-zoning request. The letter closes by making a favorable recommendation to the Supervisors for approving this request. She then told the members that Brian Hockley is the Engineer for this proposal and is present tonight should they have any questions.

A letter received from Dave Simpson, a neighbor, was included in a previous packet to the Planning Commission members. Member Tice questioned the possible entrance and exits to this proposed development. He would like Hockley to point out the locations he had referred to at last months meeting. Hockley explained when Deerfield North had completed Phase 5 a provision had been made by stubbing a road from the Deerfield North area.

Mr. Simpson raised a question to the public about the entrance to the proposed area. He asked how many members had actually driven to the entrance? Clear sight is had when leaving the proposed area but when heading eastbound the sight is limited due to a slight incline. Member Tice stated that a traffic study was discussed at the last meeting. He then asked Brian Hockley what the status was on this issue. Hockley responded the developer was willing to complete a traffic study on Jay St west to Rte 72 and east to Sandhill Rd. Also whatever improvements are required for this area, the developer is willing to contribute his portion of the costs to improve the existing conditions. A member from the Public was questioning the turning radius needed for a school bus. Hockley replied this is an issue that would have to be addressed during the planning process of this proposed development. The person speaking said this is the planning process.

Hockley said this is not the planning process. This person asked, is not the Planning Commission charged with making a recommendation to the Supervisors? Hockley then explained the traffic study would be a part of the subdivision plan submission, which would only take place IF a zoning amendment is approved by the Supervisors. This same individual commented that by opening a path from Deerfield North through this proposed development would only create a direct path from Water Street area to Jay Street. Member Tice told the public these are some of the issues the traffic study would provide answers for.

The Commission was asked how they could make a recommendation without seeing the results from the traffic study. Member Tice said they are not making a recommendation yet. Someone else asked how long a traffic study takes to complete. She was told they do not know.

Zoning Request from Jere/Joan Putt (con't)

Mgr Grumbine explained the Commission would have to make some type of recommendation tonight, as the Public Hearing is next Monday night. A solution could be for the developer to come forward and indicate this would be a part of the agreement. Also the Commission could make the traffic study a strong statement in their recommendation to the Board. They would also have to state what exactly the Commission wants to see come out of the traffic study.

The size of lots will probably be negotiable also, stated Hockley. One of the reasons for reconsidering the lot size would be the attempt to attract builder or buyer looking for a larger type of house. Member Tice asked his fellow members for comments. Member Scheer said this discussion has been had a lot lately. This particular proposal sounds attractive until the traffic discussions begin. His concerns are about the traffic and also the tax issues. When considering these issues the appeal is getting lost. Hockley told Scheer this proposal would not increase the traffic. Scheer responded the existing roads in certain areas would never get any wider. Therefore this traffic will feed unto some of these roads that will not ever be widened.

Cindy Simpson

Ms Simpson said her property borders the Putt driveway. She is concerned because in the wintertime the sun never hits on the opposite side of the road. Patches of "black ice" often form in this area of Jay St. She mentioned she phones the Twp office several times while she is watching motorists do all sorts of things. There have been accidents on this turn.

Another resident who lives at the other end of Jay St (Sandhill Rd) told the Commission members that all the driveways in this area require backing out onto Jay St. He does not see how any more traffic can be handled in this area.

Kevin Boger - 1435 Jay St

Mr. Boger asked Brian Hockley about the driveway to the Putt property. With all the discussion about traffic studies, how will this improve the entrance to this property? Will the lane be reconfigured and made wider or what? He said the area that is owned by Putt would remain the same. Hockley explained the Twp owns 50 feet. Boger said considering both sides would mean a total of 100 feet, correct? Hockley corrected him by saying 25 feet on each side for a total of 50 feet. Boger said he is definitely in favor of the traffic studies but he does not understand how it changes the area that is being discussed.

Zoning Request from Jere/Joan Putt (con't)

Boger then questioned the area located to the rear of the properties that front Jay St. He told the Commission that a lot of this area is constantly filled with water. Hockley disagreed with the statement that the area is water filled all the time. He said when he had been there to survey there was not any water there. Boger said he knows there is water there all the time. He then said he does not understand how all these homes could be placed in this area. Hockley explained that the projection map displayed is showing the land utilized to the maximum. The contours of the land and ground will obviously have to be taken into account when an actual subdivision plan is designed and processed. Boger said so you are saying that what is shown here tonight is not necessarily what will be developed. Hockley agreed with his comment, saying some wetland areas might be owned by someone when the finished design is completed. In all likelihood the lots would then have to be designed larger to accommodate the wetlands.

Another member of the audience questioned the wooded area that exists. This wooded area was created to help control the soil pollution of Lions Lake, according to this individual. Member Tice reminded the public the Commission is charged with making a recommendation to the Supervisors regarding the zoning not the actual development or the sizes of any lots.

Member Scheer said he would like to ask the public a question. He would like to know how everyone feels about the possibility of a thousand more pigs being added to this equation? The public that was present all indicated they did not have a problem with more pigs being farmed in this area. Boger said he has heard this remark from Jere many times before. He then told the Commission that if this development is constructed it would cost the existing property owners money. It would mean public water and sewer connections for them. He is not looking to do this. Boger then said the pigs that are there now do not bother him. Member Scheer said so you are telling you prefer pigs to people? The residents in the audience voiced their agreement with this statement.

Boger said his main concern is the traffic. He owns his home 15 years. When the new elementary school and new homes were built he was amazed at how much traffic was generated. The conversation returned to the many traffic issues the public are concerned about. Someone in from the public said the only safe answer would be to block off the entrance from Jay St. Allow use for emergency vehicles only. That is the option he could see as far as safety. Member Tice said the Planning Commission is charged with making a recommendation to the Board of Supervisors.

Zoning Request from Jere/Joan Putt (con't)

Member Tice then instructed the public to attend the Public Hearing next Monday night and voice their opposition then at the Supervisors' meeting. At this time he asked his fellow Commission members to offer their opinions. Member Scheer stated he cannot find enough good issues involved with this proposal and is recommending to the Supervisors to deny this request. Member Ulrich stated he is in agreement with Member Scheer.

MOTION: Was made and seconded to recommend denial of the Putt zoning amendment to the Supervisors. Unanimously carried.

Mgr Grumbine stated she would provide the Board with the Commission's recommendation.

B.) Homestead Acres Phase - 4

Mgr Grumbine told the Commission a letter was included to inform them that the extension for Homestead Acres was granted.

There being no more business to discuss, motion was made, seconded and unanimously carried to adjourn the meeting.

Respectfully submitted,

Theresa L. George
Recording Secretary