

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 9, 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 Tice	Member
John Scheer	Member
Mike Ulrich	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting was, Scott Miller of Stackhouse Bensinger Assoc. and 2 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 April 11, 2005 minutes were available for approval.

MOTION: Was made and seconded to approve the minutes from April 11, 2005. Unanimously carried.

PLANNING MODULE INFORMATION

There are no Planning Modules for review this evening.

ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION

**A.) Sandhill Christian Union Church Lot Addition Location/Zoned:Laurel St/R-2
Office Submission Date:3-15-05**

A letter from County Planning recommending approval for this plan has been provided to the Commission members for their review. The plan involves a portion of land from the Sandhill Christian Union Church being added to a neighboring lot owned by Michael Shutter. The plan also indicates the Church will be adding the vacated land, formerly known as Anita Street, to their parcel. County has indicated that all the applicable requirements have been met and are asking for the Planning Commission to recommend approval to the Supervisors.

Sandhill Christian Union Church Lot Addition (con't)

MOTION: Was made and seconded to recommend approval for the Final Subdivision Plan for the Sandhill Christian Union Church. Unanimously carried.

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**

A faxed letter from Brian G. Hockley Assoc had been received in the office. A copy of the fax has been provided for the members. The information indicates that a change of Engineers has taken place. A request for a 30-day extension is being asked for. Mgr Grumbine explained she had spoken to Kris Troup of County Planning. Kris was not the original person from County who had been handling this plan and did not understand why this request was being made. Previously the NLT Planning Commission members had decided they did not wish to see any more extension given for this plan. The letter was dated April 19 and the date today is May 9 that gives them 10 days to complete whatever it is that they think they can complete. It was decided to see what information is provided at the next Planning Comm meeting. The members were in agreement that they are anxious to see what comes in for next month's meeting.

**B.) Woodlea Phase 3 Final Subd Plan Location/Zoned:Gary Ave/Watson St
Office Submission Date:10-28-04**

Copies of letters from Matthew & Hockley Assoc and the Conservation District have been provided. The letter from M&H Assoc is the list of Comments that they think they have answered and feel are now in compliance with the requirements.

**C.) Spring Creek Preliminary Subd Plan Location/Zoned: Kimmerlings Rd
& N 8th Ave/ R-1 & R-2
Office Submission Date:1-10-05**

A letter regarding an extension of 90 days that was addressed to County Planning has been provided for the members' information. Mgr Grumbine reminded the Comm members this is standard practice for this type of plan.

RECEIVING OF NEW PLANS

**A.)Narrows Glen Final Subd Plan Location/Zoned:Narrows Dr/R-1
Office Submission Date:5-06-05**

The Preliminary Plan for this subdivision plan had been recently approved. The Final Plan has now been submitted. A Traffic Study had been completed and the report provided to the Twp. The Board of Supervisors requested a letter be sent to County Planning to ask for their comments on the report. The Board is hopeful the determination will be made that a 25 MPH speed zone is called for in this particular situation.

Narrows Glen Final Subd Plan (con't)

In speaking to County, their Engineer has not yet reviewed the traffic study. Some discussion followed about walking paths and the Cemetery that is located to the rear of one of the proposed lots. The developer is planning to repair as much of the cemetery as is possible. The Twp will be informed when the County Engineer is able to review and make suggestions. Chp Martin asked her fellow Comm members if they had any further questions. There were none.

MOTION: Was made and seconded to receive the Narrows Glen Final Subdivision Plan. Unanimously carried.

**B.) Briar Lake Phase 2 Final Subdivision Plan Location/Zoned: N 8th Ave/Maple St
Office Submission Date: 5-06-05**

Scott Miller, Engineer for Stackhouse & Bensinger Assoc, was present to discuss the submission of Phase 2 for the Briar Lake Plan. This is the 55+ community that has begun in Phase 1. This Phase will be for the construction of the proposed Townhouses and 1 single-family lot. Phase 2 will contain the second access to the community, which is required. Mr. Miller mentioned some of the revisions that had been discussed and changed since the original preliminary submission. A discussion of how the privately owned streets as opposed to Twp owned streets was held. Mgr Grumbine pointed out that this is the first development for NLT that will be governed by a private Home Owners Assoc. Although the community and streets are privately owned part of the Assoc rules are that the area is still open to public access. When asked if she had many comments regarding this plan, Mgr Grumbine responded that she had not had the opportunity to review any of the information as of yet. However Mgr Grumbine commented that the bulk of the review work had been completed during the Preliminary submission.

MOTION: Was made and seconded to receive the Briar Lake Phase 2 Final Subdivision Plan. Unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:

A.) Zoning Amendment Request – 15th Avenue & Cumberland Street

The Zoning Amendment for 15th Ave and Cumberland St is scheduled for Monday, May 16th @ 7:30 PM.

B.) Sketch Plan for Movie Theaters – Lebanon Valley Mall

A letter to Bruce Kohr, of M & H Assoc, listed information regarding a sketch plan for expansion of the movie theaters at the Lebanon Valley Mall. This is not a submission of any type just correspondence from County Planning regarding the sketch plan. The movie theaters were included in the Mall plan approved a few years ago when J.C. Penney was added. However they are proposing to change the approved plan and must now provide some type of land dev plan for approval.

Sketch Plan for Movie Theaters – LV Mall (con't)

There was some discussion about the parking spaces that would be lost in considering 10 new theaters. Also there was some discussion about storm water management and utilities.

C.) North Lebanon Business Park

A letter from Bob Sentz to Bob McNarey of the LVEDC dated April 28, 2005 outlines the outstanding issues that still need to be addressed before Valspar is able to occupy their new facility.

D.) County Comprehensive Plan

Mgr Grumbine prepared a MEMO for the Commission members pertaining to the meeting she had attended regarding the county comp plan. Many different issues were discussed at this meeting. One of the advantages, Mgr Grumbine pointed out to the Commission members, was the fact that if we wait until the County Comp Plan is prepared, the Twp will benefit from all homework that has been completed by the County. Mgr Grumbine answered questions from the members about the purpose of completing a Comprehensive Plan.

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

Respectfully submitted,

Theresa L. George
Recording Secretary