

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 14, 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:

William Smeltzer	Vice-Chairperson
William Tice	Member
Bruce Sattazahn	Member
Charles Allwein	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

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of April 9, 2007. Unanimously carried.

PLANNING MODULES FOR RECOMMENDATION

There were no Planning Modules for review or recommendation this evening.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

A. Briar Lake Phase 3 Revised Final Subd Plan Date Submitted: 3-12-07

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

The Commission members reviewed the revisions to the walking trail located in Briar Lake. It was decided there was not a discussion necessary, as the revision was so minimal.

MOTION was made and seconded to recommend approval for the Briar Lake Ph 3 (revised walking path) Final 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

C. Brusters Prelim Subdivision/Land Dev Plan

Location/Zoned: Narrows Drive/C2-A Date Submitted: 2-12-07

The traffic study report has been received and copies have been provided to the Commission members. Mgr Grumbine asked the members to review the study report and if they should have

any questions to call her. Also, she will be compiling all comments and concerns should they have any it is important that she is made aware of the concerns in order to discuss with LCPD.

D. Evelina Krall Subd Plan (5 lots)

Location/Zoned: Narrows Dr & Weavertown Rd/ R-2

Date Submitted: 2-26-07

E. Grosfillex Prelim Land Dev

Location/Zoned: Joel Dr/ Ind

Date Submitted: 3-05-07

An easement agreement from the original plan for Grosfillex has been reviewed by Sol Wolf and Mgr Grumbine.

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

Location/Zoned: Weavertown Rd/RR

Date Submitted: 3-05-07

The office is expecting to receive a revised plan for this submission.

G. Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/ R-1

Date Submitted: 3-06-07

Per a request an address has been assigned to this single lot. No further communication has been received.

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

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

County Planning has met with Mgr Grumbine and have determined that this plan should be revised and submitted as a subdivision plan with lot additions. The required legal descriptions for the lot addition have not been received in the Twp office. Dave Shaak was present for the meeting. He is one of the potential buyers for this property. He started a discussion about the cul-de-sac shown on the plans. A small parcel is shown on the plan and is addressed as 101 Old Ebenezer Road. The address for the Heists is 51 Old Ebenezer Rd. The thought is to have all the property fronting Old Ebenezer Road listed as 101 Old Ebenezer Road and the Heist personal property listed as 51 Old Ebenezer Road.

Mr. Shaak explained his plan is to sell the property. Whoever would purchase the parcel would then be responsible for submitting for the development of the land. He agreed with Mgr Grumbine that a design, different than a cul-de-sac and maybe a horseshoe design, could be created for access to the Heist property. Member Smeltzer questioned if a right-of-way to the Heist property could be documented. Smeltzer stated he has a problem with approving this cul-de-sac design without knowing the future plans for this parcel of property. He explained that the easement would be Heist driveway and the Twp would have NO responsibilities for the driveway. Mgr Grumbine stated that would mean a Commercial user and a residential user would be sharing a driveway. Several different options were discussed.

MOTION was made to recommend an easement to 51 Old Ebenezer Rd be recorded. In the event that the corner lot be subdivided and sold as a separate lot the design for a horseshoe street would be required as a part of that future plan. Unanimously agreed.

RECEIVING OF NEW PLANS

A. Dennis & Phyllis/ Glen & Penny Seyfert and Seyfert Orchards Inc. Lot Additions

Location/ Zoned: Mt Zion Rd/ Ag

Date Submitted: 4-13-07

The Commission members took a few moments to look over this newly submitted plan. Mgr Grumbine told the members she had made contact with Dennis Seyfert about a parcel of land that was isolated with the current design. Dennis Seyfert was in agreement to include the one isolated parcel with the rest of the lands in this plan.

MOTION was made and seconded to receive the Seyferts and Seyfert Orchard Inc. (lot additions) subdivision Plan. Unanimously carried.

B. JC Assoc Final Subd Plan

Location/ Zoned: Grubb Ave/ Ag

Date Submitted: 4-20-07

This subdivision plan is for a single residential lot on the west side of Grubb Ave. Residual lands are located on the east side of Grubb Ave and contains a working farm. A comment letter has been provided for the members review.

MOTION was made and seconded to receive the JC Assoc Final Subd Plan. Unanimously carried.

ITEMS FOR COMMENT & DISCUSSION

A. Petition for Variance – Joseph & Cheryl Zidik

Mr. & Mrs. Joe Zidik has filed a variance from the Ordinances. They own property on the corner of N 7th Street & Mechanic Street. They are considering placing garden apartments and are seeking relief from the setback Ordinances. Mgr Grumbine told the members if they have any comments after reviewing the information to let her know.

B. Ornamental Grasses & Flower Plantings

Research has been provided to Planning Comm on the issue of ornamental grasses and wildflower plantings. The Commission members are asked to look over the information and retain the info for discussions at future meetings.

C. Brochure about Country Living

A copy of a brochure titled If you are thinking of moving to the Country, you might want to consider this..... . The Lancaster Conservation District offered this brochure free of cost.

D. FYI – Twp offices closed for Tuesday, May 15 for Primary Election.

A general announcement about the offices being closed for tomorrow Tuesday, May 15 for Primary Election Day was made.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary