

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
MAY 12, 2008**

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 .....	V-Chairperson
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein .....	Member
Cheri F. Grumbine .....	Twp Manager

Also in attendance at this meeting were several members of the public. Scott Miller of Stackhouse Bensinger was in attendance.

**7:00 PM -- CALL TO ORDER / PLEDGE TO FLAG**

**MEETING MINUTES APPROVAL**

**MOTION** was made and seconded to approve the minutes of April 14, 2008. Unanimously carried.

**ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD**

**A.) Briar Lake Phase 3 Final Minor Subd Plan - Revision Walking Trail**

Location/Zoned: E Maple St/

Submission Date: 1-16-08

All issues with this plan have been addressed. A small portion of the path is being relocated to Lots 59 & 60. Scott Miller of Stackhouse Bensinger explained the path was changed from a location between Lots 58 & 59 to between Lots 59 & 60. He told the Commission he is asking for a recommendation of approval as County has indicated their recommendation.

**MOTION** was made and seconded to recommend approval of the Revised Briar Lake Phase 3 Final Minor Subdivision Plan. Unanimously carried.

**B.) George W / Marian L. Heist Final Subd Pl (lot Add)**

Location/Zoned: Old Ebenezer & Tunnel Hill Rd/C2A Submission Date: 4-02-07

County Planning has provided a letter, dated May 9<sup>th</sup>, of recommendation for approval of this plan. Mgr Grumbine reminded the members this plan has been under review for a period of time so that a maintenance agreement could be drafted and signed. A maintenance agreement will be recorded just prior to this plan being recorded in order to include the maintenance agreement right on the plan itself. Member Smeltzer asked if Sol Wolf is happy with this agreement and plan. He was told yes he is. With the completion of this signed maintenance agreement the plan now has completed all issues.

**MOTION** was made and seconded to recommend approval for the George W/ Marian L. Heist Final Subd Plan. Unanimously carried.

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**PLANS ON HOLD WITH LCPD****A.) Brooke LP Subd Pl**

Location/ Zoned: Sandhill Rd/Beta Ave

Submission Date: 1-26-07

The developer's agreement has been signed and the fees have been submitted to the Authority. An expired PADOT permit is the only remaining issue with this plan and County Planning is working with them on this issue.

**B.) Evelina/ Robert Krall Subd (5 lots)**

Location/ Zoned: Narrows Drive/Ind

Submission Date: 2-26-07

This plan is under an extension until March of 2009.

**C.) Grosfillex Prelim Subd Pl**

Location/Zoned: Narrows Dr/Ind

Submission Date: 3-05-07

Scott Miller reported the strongwaste application and fees has been submitted to the Authority. It is his intention to have this plan ready for recommendation of approval at the June meeting.

**D.) Craig/Carrie Machamer Min Subd (Lot add)/ Land Dev**

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

The Park & Rec agreement and fees have not been paid to date. Also County indicated there are still issues they are working on with this developer. The Municipal Authority also has some issues that need to be completed with this plan.

**E.) Pierre/Eleanor Maeder Minor Subd Pl**

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

County Planning has granted a 90-day extension for this plan. Windsor Drive is currently under review for dedication, explained Mgr Grumbine. Once this dedication is completed the application for sewer to the new lot will be able to move forward. All the items for the punchlist on Windsor Drive have been completed and now the legal portion must be completed. According to the Roadmaster the stormwater issue has been completed.

**F.) Holiday Inn Express Final Subd/Land Dev Pl**

Location/Zoned: E Cumberland St

Submission Date: 7-20-07

Copies of several comment letters have been provided to the Planning Commission pertaining to the various issues that have been addressed and the ones that are currently still outstanding. A copy of the traffic impact study (TIS) was provided to the Commission members prior to this meeting. Mgr Grumbine asked if there were any comments the members wished to discuss. The possibility for a future traffic light is still a consideration and the Hotel has agreed to a share of the expense should that ever become an issue. Mgr Grumbine informed the Commission members this traffic light is a long-range project listed with the MPO committee.

Chp Martin asked what the members should do with the questions they have in regards to this complex traffic study information. She feels strongly that the information does not correspond with the amount of traffic she sees daily at this location. Mgr Grumbine stated they should email or phone her and she would try to find the answers for them. Member Smeltzer asked how close to the actuality of a traffic light are we? Mgr Grumbine referred to a portion of the study. She said it would probably be up to the Supervisors at what point the Twp decides the light is necessary. With the extreme costs of the installation of a light it would be benefit the Twp to have PADOT agree to the necessity of a light. Mgr Grumbine agreed that anyone in this area that develops or expands will be required to complete traffic studies.

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**Holiday Inn Express Final Subd/Land Dev Pl (con't)**

Member Sattazahn discussed the trip generation information portion of the study. Some of the information regarding "peak time" is confusing. Mgr Grumbine stated she would speak to Tom Kotay and get his interpretation on some of the information that Bruce just pointed out. A lengthy discussion followed about the volume of the daily traffic in this area.

**G.) Herman/Patricia Dundore Minor Final Subd**Location/Zoned: N 4<sup>th</sup> Ave & E Canal St

Submission Date: 8-28-07

Revised plans had been received in the Twp office on 4-28-08. The Commission reviewed the plan to refresh their memory. A waiver has been requested from sidewalk and curbing along East Canal Street. Mgr Grumbine asked the members to visit the site in order to discuss with the Engineer at the June meeting.

**H.) The Crossings @ Sweet Briar Prelim Subd**

Location/Zoned: Kimmerlings &amp; Mt Zion Rd

Submission Date: 10-03-07

Scott Miller addressed the Commission regarding the ARD Ordinance being requested. He reviewed all the steps they, as a developer, will have to complete should the Ordinance get approved by the Supervisors. Scott also reviewed some of the revisions that were the result of comments from the Commission members at previous meetings. He asked the Commission for a recommendation of approval for the ARD Ordinance to the Supervisors for their meeting on May 19<sup>th</sup>.

Scott Miller had submitted a Traffic Study to Mgr Grumbine prior to the meeting. Chp Martin asked if he would be able to answer their questions after they have the opportunity to review the information. Scott replied he will make an attempt or if the Commission would like to have the Traffic consultant attend the meeting he would arrange for that to happen. Mgr Grumbine asked Scott to provide 5 copies to her and she would see to it that the Commission members receive the information prior to their June meeting to review. They could then have their questions prepared at the June meeting.

Scott stated there will be revised plans presented should the Supervisors approve the ARD Ordinance at next Monday night's meeting. Chp Martin asked if the walking paths will be included on the revised plans. Miller agreed the walking trails will be shown. Chp Martin asked for questions on the ARD Ordinance. There were no more questions.

**MOTION** was made and seconded to recommend approval for the Age Restricted Development Ordinance. Unanimously carried.

Member Allwein asked if the plan is still the original plan or if there has been any changes considering the neighboring property. Scott stated it is still the original submission for The Crossings at Sweet Briar. He said the other issue is still being negotiated.

**I.) Mary E. Kreiser Minor Subd Plan**

Submission Date: 3-26-08

**Location/Zoned:** Kochenderfer Rd/ R1

Revised plans have just been received in the Twp office on 5-07-08. A comment list has been provided for the Commission members. The EDU purchase has been completed; the signed Park & Rec Agreement and fee have been submitted to the Twp. We are waiting on sewer approval for this plan.

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**RECEIVING OF NEW PLANS****A.) Cikovic Minor Subd Plan**

Submission Date: 5-02-08

**Location/Zoned:** Jay St & Horizon Blvd/ R1

This minor subdivision is showing the separation of an existing home on the northeast corner that fronts Jay Street from the remaining lands of the Cikovic property. The members took a few minutes to review the plan.

**MOTION** was made and seconded to receive the Cikovic Minor Subdivision Plan. Unanimously carried.

**ITEMS FOR COMMENT & DISCUSSION****A.) Public Hearing Scheduled – May 19<sup>th</sup> Supervisors Meeting @ 7:30pm**

1. Ordinance 3-2008; Age Restricted Development (R2)
2. Ordinance 4-2008; E.I.T. Municipal Representation on Board (FYI)

**B.) Ann Zimmerman Lot Addition Plan – Letter from County Planning**

This lot addition plan had been submitted to the Twp on 7-26-06. The Planning Commission had recommended conditional approval but the plan never progressed to the Supervisors for approval. County Planning recently notified Ann Zimmerman by letter that the plan will be denied at the end of the month if there is no movement on her lot addition plan.

**C.) Kreider Property on Tunnel Hill Road**

Member Smeltzer asked if there has been any new information on the Kreider property and the proposals for the chicken houses. Mgr Grumbine responded there has been no contact and nothing new submitted to the Twp.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary