

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 11, 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 April 13, 2009 minutes. Motion unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Grosfillex Prelim Land Dev Date Submitted: 3-05-07

Location/Zoned: Joel Dr/Ind

A copy of the recommending letter from County Planning was provided for the Commission members. Scott Miller, Engineer for the plan is present to answer any questions or comments on this plan. Scott stated the discharge was the main concern of the Conservation District. To avoid erosion problems the discharge is designed to go into the stream as shown on sheet #8. Member Smeltzer asked if this expansion is for warehousing or manufacturing. Scott replied for now it is all warehousing. After a few minutes of review Chp Martin asked if there are any more questions.

MOTION was made and seconded to recommend approval for the Grosfillex Land Dev Plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

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

A.) Crossings @ Sweet Briar Prelim Subd Date Submitted: 10-03-07

Location/Zoned: Kimmerlings Rd & Mt Zion Rd

Scott Miller, Engineer for this plan, said he wanted to provide an update on this plan for the adult community. He reported this review and comment list is the third one received from the County and the Township.

Crossings @ Sweet Briar Prelim Subd (con't)

A meeting is planned for Thursday, 5-14-09 for all planners involved, Landmark, LCPD, the Township and the NLT Municipal Authority. There seems to be some conflicting ideas as to what is wanted, particularly the sewer issues. Hopefully this meeting will resolve some of the confusion on these various issues. After this meeting Scott said he is hopeful the next round of comments will clear up all the remaining issues with this plan. He hopes to be back before the Planning Commission in 2 months with this plan.

Member Allwein asked if the flag lot issue has been resolved. Scott Miller replied the County has not taken a firm decision on that yet. He is hoping to get that issue resolved at Thursday's meeting. Member Sattazahn questioned the walking paths that will be constructed in lieu of sidewalks. His question is about the winter weather and the plowing/salting maintenance of these areas. Where will this issue be addressed? Will it be identified in the Homeowners Association documents so the homeowners are aware of what is expected? Sattazahn stated all the homeowners should have access to the rest of the development, even during winter weather, such as a sidewalk would provide. If there is no sidewalk than the walking path should be maintained so the homeowners have access to leave their homes and the walking paths should be cleared so they are able to walk through the development should they need to get somewhere else within the community. Scott Miller stated he felt this is an issue that should be dealt with in the Homeowners Association documents. He continued on to say the walking path on Briar Rose Avenue will be concrete and the remaining paths will be macadam. Scott added that salting the pathways would not be a recommendation due to the Wetlands adjacent to the walking paths.

Member Sattazahn said the plowing of the streets will create a berm along the edges of the roads, making it narrow. Therefore any walking paths should be clear for walking purposes so that the people are not forced to walk in the middle of the roads to get around within the community. A lengthy discussion was held about the proposed walking paths and the design being modeled after the paths in Briar Lake. Paul Zimmerman stated his opinion that there will not be much walking done when there is snow. Member Smeltzer said so what he is hearing is that the snow maintenance will not be addressed. Zimmerman agreed to check the Association documents but he is doubtful he will find it there. Scott Miller said he would like to look at the language in the documents. After that he will speak to Cliff Weaver and see what he might think about this issue. Member Smeltzer ended the conversation by saying he thinks it was a big mistake not to require sidewalks for this community.

Chp Martin questioned if there was prospects for the Commercial lots, as of now. Scott replied with the economy being so slow, there has not been much interest.

B.) Clarence D. / Ethel M. Buchmoyer Final Minor Subd Pl Date Submitted: 8/13/08**Location/Zoning:** Prescott Dr/RR

Mgr Grumbine told the Commission the Planning Module was received late this afternoon. A copy of the Component 4A and the Narrative has been provided for the Commission to review and offer authorization for the Chairperson's signature. A Planning Module is required when the plan calls for an onlot septic system. The Commission reviews only the Component 4A and then the SEO is responsible for the Planning Module documents. The Municipal Authority reviews the Module to ensure it is compliant with the Act 537 plan for the Township.

MOTION was made and seconded to authorize the Chairperson's signature on Component 4A of the Clarence/ Ethel Buchmoyer Planning Module. Motion unanimously carried.

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

Date Submitted: 8-22-08

Location/Zoned: Tunnel Hill Rd/ AG

Since receiving the revised plans on April 21, 2009 there has been no additional information received.

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

Date Submitted: 2-19-09

Location/Zoned: Heffelfinger Rd/ Ag

The comment list had been provided at the last meeting and nothing further has been received on this plan.

E.) Leon (dec)/ Diane Gracely Minor Subdivision Plan

Date Submitted: 3-24-09

Location/Zoned: Kochenderfer Rd/ R1

A comment list from Mgr Grumbine, dated April 24, 2009, has been provided for the Commission members to review. The ZHB decision being referenced on this plan is one of the comments. A question about the driveway is still open. If it is to be a shared driveway, a maintenance agreement is needed. This will solve any future situations between the 2 property owners. If the plan is to separate the driveways a grass strip or some sort of divider is needed. The developer agreement has been signed and the Municipal Authority will be looking at a possible approval of the sewer issues on Thursday night at their meeting.

F.) James M. Morrissey Final Subdivision Plan

Date Submitted: 4-08-09

Location/Zoned: Mt Zion Rd/ Ag

This plan is for lot additions and the legal descriptions/deeds must be reviewed for accuracy.

RECEIVING OF NEW PLANS**A.) HACM Inc. Subdivision Plan (Lot additions)**

Date Submitted: 5-07-09

Location/Zoned: Sandhill Rd/R-2

This plan involves what we all call the Smutzy property. There are 2 lot additions being added to the Karl R. & Cheryl M. French Jr. property. A lengthy discussion about the lot additions and the existing French property was held.

MOTION was made and seconded to receive the HACM Inc Subdivision Plan. Motion unanimously carried.

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

Mgr Grumbine reviewed all the proposed revisions within this Ordinance. The Planning Commission had previously reviewed a portion of this Ord 2-2009 which involves some Zoning amendments. There are 2 areas being proposed for Zoning changes, one is located off Tunnel Hill Rd and is now owned by the County of Lebanon and the other is located off N 25th Street and is owned by Lebanon County Historical Society. Both parcels are being requested for MR1 which is Municipal Recreation. After a brief discussion the Planning Commission decided to make their recommendation.

MOTION was made and seconded to recommend support of all the updates to Ordinances listed in Ordinance 2-2009 and their approval of the Zoning Amendment being proposed. Motion unanimously carried.

B.) Decision of ZHB Case 1-09

A copy of the decision for Zoning Case 1-09 was provided for the Commission members.

C.) Attendance @ BOS Meeting; Tenaska Energy Representative – Dan Culver

Mgr Grumbine spoke to the Commission members about the previous Board of Supervisors meeting. Several of the neighboring property owners located in the area where talk of a power plant has surfaced were in attendance. Many of the property owners have been contacted by a representative for the power plant. However, the Supervisors have not been approached and even seen any type of plans for this project. Many of the property owners are more informed than the Township is. She told the Commission it is much like the WAM issue which has been hanging around for a year and a half and now seems to have gone away. The Township has had several contacts on the WAM project but has never seen any formal submission.

This project, however, seems to be picking up “steam” and the Board directed Mgr Grumbine to contact Mr. Culver and ask him to attend the May 18th meeting. It is hoped Mr. Culver will be willing to speak on what is actually planned for this project. Member Smeltzer questioned if there has been any kind of plan, even a preliminary type plan, provided. Mgr Grumbine replied no, Swatara was provided with a simple footprint sketch which North Lebanon Twp never received. She told the Commission members they might wish to attend in order to hear what is being proposed. Should this project move forward, a Land Development Plan will be required. Zoning approval is the first of their many steps. When discussing the zoning issues, Member Smeltzer asked what type of zoning classification would this type of development be. Mgr Grumbine replied that is something the Commission will need to think about, as it will be a recommendation the Commission will be asked to make to the Supervisors. A determination as a permitted use within what zoning classification will need to be addressed. Member Smeltzer asked if the Industrial classification identifies a power plant. He was told after a quick review; Mgr Grumbine did not find it listed in any of the zoning classifications.

Member Smeltzer was curious about the last Board meeting. Mgr Grumbine said Mr. Earl Roberts was in attendance and he had attended a few other meetings. He was looking to the Supervisors to give them answers that the Board did not have. He was of the mind that the Board should have all the answers to the questions being asked. Member Sattazahn, who was in attendance, told the Commission he thought Mr. Roberts criticized the Supervisors for allowing the sale of a farm that is located within the Intensive Ag District. Sattazahn continued by explaining that he, personally, would not want the government involved in the selling of a piece of property. Sattazahn said it is a risk that Tenaska is taking. To purchase a farm and risk requesting a Zoning change is a risk that the company is taking. The request for a zoning amendment could be denied. Mgr Grumbine reminded the Commission about the Arnold property. The Twp heard rumors but had not received factual information until Mr. Arnold called to say the farm is under an agreement of sale. All members agreed it should be an interesting meeting next Monday.

D.) Change in Agenda Distribution/ Narrative

Mgr Grumbine explained that in an effort to provide information ahead of the meeting night, we thought we could provide, via email, the information either Thursday or Friday. Some members mentioned they would have to get into the habit of checking their email messages more often. Member Allwein mentioned Thursday being a better choice. In the event of anyone going away for the weekend they would receive the info ahead of time.

Change in Agenda Distribution/ Narrative (con't)

Mgr Grumbine stated that with a lot of major issues coming at us all at one time, the Commission could be informed prior to the meetings. All Commission members agreed this would be a good plan.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary