

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MAY 10, 2010**

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
William Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting was Josh Weaber of Steckbeck Engineering and members of the public.

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

MEETING MINUTES

MOTION was made and seconded to approve March 8, 2010 minutes. Motion unanimously carried.

COMMENTS FROM THE PUBLIC

There were no comments from the public this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There are no plans presented for recommendation this evening.

PLANNING MODULE FOR RECOMMENDATION

There are no planning modules for review or recommendation this evening.

PLANS ON HOLD WITH LCPD

The following plans are still being reviewed as the necessary information is provided by the applicants/developers.

A.) Gregory S. / Darlene G. Nolen Final Minor Subd Plan Date Submitted: 2-19-09

Location/Zoned: Heffelfinger Rd/ Ag

This plan is still in progress. The legal description for the right-of-way for Heffelfinger Road is being reviewed and revised. The Planning Module has not been received for the Municipal Authority to review. The Planning Commission reviewed the latest comments from Mgr Grumbine on the revised plan and had no additional comments to add.

B.) Herb Homestead Land Development Plan Date Submitted: 1-12-10

Location/Zoning: Weavertown Rd/ I

The Planning Commission reviewed some of the comments listed in a letter dated 3-25-10 from Matthew & Hockley. Also a comment letter prepared by Mgr Grumbine dated May 10 was reviewed by the Commission members with no additional comments to be included.

RECEIVING OF NEW PLANS**A.) Wagner Subd Plan – Lot Addition**

Date Submitted: 4-28-10

Location/Zoned: Kimmerlings Rd/Mt Zion Rd

Jason Chernich of Steckbeck Engineering was present to review this new submission which is a Lot Addition Plan. A portion (2.10 acres) of the lands owned by Robert Wagner is being proposed for addition to the Robert Wagner, Jr and Pamela Wagner property. The question of whether this site is served by public water or well water was discussed. Both properties are currently served by on-lot septic systems.

MOTION was made and seconded to accept the Wagner Lot Addition Plan submission. Motion unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Rockwood Sewer Issues**

A letter had been received from Steckbeck Engineering dated April 19, 2010 pertaining to the Rockwood area. This area has/is experiencing many sewer problems. Approximately 8 or 9 of these properties are located within the North Lebanon Twp boundary. The NLT Municipal Authority is being required, by DEP, to take the lead on completing a sewer project for this small area. The Authority is pursuing an H2O Grant to help cover the project costs, which will be very costly. The completed application is due July 1, 2010. The project would involve about 70 homes in the area, the majority of which are located within Swatara Twp. A new pump station will be constructed and will flow into the existing Municipal Authority's Water Street pump station. The whole project will be utilizing a gravity system. The actual finances of the project will have to be finalized between the Authority and Swatara Twp.

A letter is being requested from the Planning Commission stating that the project will be in compliance with North Lebanon's Comprehensive Plan. Mgr Grumbine drafted a letter for the Commission members to review. She read the portion of the Twp's Comp Plan which addresses compliance with Swatara Act 537 plan.

A discussion followed about the finances involving this proposed project. Member Smeltzer expressed his concern about Swatara benefitting from this project and North Lebanon Twp Municipal Authority being saddled with the financial aspects for this project. Mgr Grumbine stated she was in agreement with his remarks. The best solution would be if the Twp would bill Swatara Twp a bulk bill that included all their residents' sewer usage as opposed to any individual billing. Swatara would then be responsible for billing and collecting from their residents. During the Municipal Authority's meeting on Thursday night more details will be discussed and reviewed regarding this proposed project. At this time getting some funding is the most important issue with this costly project.

MOTION was made and seconded to approve a response letter confirming consistency between the current North Lebanon Township Comprehensive Plan and the proposal to provide public sewer to the area known as Rockwood. Motion unanimously carried.

B.) J. Marie Martin Sketch Plan - Heilmandale

This sketch plan has been provided for the Commission to review and offer comment. The plan shows moving the existing access and relocating it north of the current location to border the property line with the GLRA. The change of the access would define the property boundaries and allow for a subdivision creating a lot with remaining residue lands. The existing property is zoned Industrial and Agricultural. If the access should be approved for relocation, a permit application to PADOT for the new driveway will be needed. Some discussion took place regarding the on-lot septic system. Following their discussion the Planning Commission members indicated their agreement with the proposed sketch plan for the J. Marie Martin proposal.

With no further business to discuss, the meeting was adjourned.
Respectfully Submitted,

Theresa L. George
Recording Secretary