

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 13, 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 Smeltzer	Member
John Scheer	Member
Mike Ulrich	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting was, John Poff and Brian Hockley of Brian Hockley & Assoc., and 5 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 May 9, 2005 minutes were available for approval.

MOTION: Was made and seconded to approve the minutes from May 9, 2005. Unanimously carried.

PLANNING MODULE INFORMATION

There are no Planning Modules for review this evening.

ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION

A.) Narrows Glen Final Subd Plan

Location/Zoned:Narrows Dr/R-1
Office Submission Date: 5-06-05

Chp Martin announced John Poff, of Brian Hockley Assoc, was present this evening to discuss the Final plan submission for Narrows Glen. Mr. Poff informed the Planning Commission members there has been a minor change in the plan. Rick Bolt, County Engineer, had suggested that all storm water retention facilities be located on one lot.

Narrows Glen Final Subd Plan (con't)

The Brohnwood Company owns land located beside the Narrows Glen development. The water retention facilities have now been relocated just south of the original proposed location. This area is a lot add-on to the original Narrows Glen Preliminary Plan. Per Mr. Bolt's requirement, along with County Planning. This is the only real change since the Preliminary Plan approval for Narrows Glen.

The Township had expressed concerns about traffic issues. The developer has agreed, as a part of the Bonding process, to be financially responsible for speed limit signs to be bought and posted if the Twp is able to get PADOT to agree to a 25 MPH speed limit for Narrows Dr in the school zone area. The developer has already agreed to be financially responsible and for the placement of SCHOOL Zone signs.

There is information on Pages 3 and 4 regarding a minor add on plan of 2 lots to the Narrows Glen Final Plan. This was done, per County's request, to contain all the storm water management in one area. No action is necessary for these 2 lots being added due to the fact it has been incorporated in the Final Plan processing for Narrows Glen per Lebanon County Planning Dept's request. Member Smeltzer questioned if the Lot number was 21 for the storm water lot? Poff explained that whoever buys Lot 21 will be also be acquiring the storm water basin as well as the existing pond. Mr. Poff explained the design of the storm basin and the surrounding proposed lots. He explained there would be deed restrictions placed on the lots to inform property owners that they may NOT alter the lot grading without permission from the Twp and/or Leb County Planning. Poff reviewed some of the other restrictions that will be enforced regarding the screen plantings and the cemetery (Schmutz Farm Cemetery).

Member Smeltzer expressed concerns about Lots 16 & 21, as they are very large lots with a lot of maintenance requirements. Poff informed him that the lots would have to be maintained by the developer until the time they are purchased. Member Scheer was a little confused about this plan as he was thinking it had already been approved. Poff explained the original plan approval had been for the Preliminary Plan. The Plan before them for recommendation now is the Final Subdivision Plan.

Member Scheer mentioned to his fellow Commission members he would like to discuss a few things before a recommendation is made. He said he would like to discuss the increased demand for services, such as water. How do we continue to accommodate the demand when the resources are getting so limited? The information that had been provided to the Commission members previous to this meeting stated the State Water Plan has not been updated for the last 25 years. Scheer continued to quote bits and pieces of information packet from the print out that had been provided to the members. He stated that he does not feel he is able to approve any more housing developments for this Twp until the State does some revisions and updating to their utility plans. After Member Scheer had expressed his opinions on the water supply situation, Member Smeltzer stated that the developer has a letter from Lebanon City Water Authority indicating adequate water. Scheer said he is sure they do but can they (Water Dept) back the letter up.

Narrows Glen Final Subd Plan (con't)

Scheer said he would like to see it on paper. Member Smeltzer stated they do not have to back anything up. As long as the developer or Engineer has the letter for the capacity of sewer and water, the developer has the right to develop his land.

Member Smeltzer told Scheer that he, as a Planning Comm member does not have the right to turn anyone down based on his personal opinions, when the developer has a letter stating adequate sewer and water capacities. After some discussions Member Smeltzer told Member Scheer that the issue of adequate water supply is not what is being decided upon tonight. This Engineer is asking for a subdivision plan recommendation.

MOTION: Was made by Member Smeltzer and seconded by Chp Martin to recommend approval of the Narrows Glen Final Subdivision Plan. Members Martin and Smeltzer voted in favor of the motion. Member Scheer and Member Ulrich voted no to the recommendation of approval on the plan. The vote stands as a tie due to the absence of Member Tice.

Brian Hockley stated that they have provided everything required by the Twp Ordinances as well as County Planning requirements for this plan. He told the members that he does not understand how they could not give a recommendation of approval for this plan. He repeated that they have provided everything required and have overcome any issues that needed to be addressed. Member Smeltzer tried to explain to Member Scheer that he is placing himself in a situation he really does not want to be in by refusing to give a positive recommendation due to the fact the developer has already provided everything that is required of him, by law. Member Scheer asked just how bad is the situation? Member Smeltzer told him he is risking attorney fees, legal actions and problems as far as the oath he took to sit on this Commission. Chp Martin explained that a specific Ordinance must be recited as not being met by the applicant in order to move for a negative recommendation. His opinions about the Lebanon City Water Dept are something he will have to address on his own. That issue has nothing to do with this Subdivision Plan and a recommendation from the Planning Commission.

Mgr Grumbine stated the recommendation would stand as a split decision, 50-50. She continued on to explain that the Plan will still be presented to the Board of Supervisors at next Monday night's meeting. The Planning Commission always makes a recommendation to the Board, however the Commission does not have denial authority. The recommendation from the Planning Comm will read as a split decision, 2 for approval and 2 against approval with 1 member being absent.

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**

D.) Briar Lake Final Subd Plan Phase II **Location/Zoned:** N 8th Ave & Maple St/R-2
Office Submission Date: 5-06-05

RECEIVING OF NEW PLANS

There are no new plans for receiving this evening.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:

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

As a follow up to the Public Hearing held during the May 16th meeting of the Supervisors, the decision had been to approve the request to rezone from R-2 to C-2A for the corner of 15th Ave and Rte 422.

B.) Sandhill Christian Union Church

This is also follow up information. The Planning Comm had taken action to recommend approval of the Minor Subdivision Plan for the Sandhill Christian Union Church during their May 9th meeting. However the Supervisors had some questions concerning the plan during their May 16th meeting and decided to table this issue until one of the neighboring property owners could be contacted about some issues concerning their property.

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

Respectfully submitted,

Theresa L. George
Recording Secretary