

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 12, 2006**

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 Tice	Member
John Scheer	Member
A. Bruce Sattazahn	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

COMMENTS FROM THE PUBLIC

There were no Comments from the Public this evening.

MOTION was made and seconded to approve the minutes from May 8, 2006. Unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Aaron/Ruth Shirk Minor Subd Plan (Lot Addition)

Location/ Zoned: Water St / AG

Date Submitted: 10-20-05

The Commission reviewed the submitted plans for this minor lot addition. The lot addition will be added to existing farmlands owned by the Shirks and will not be utilized as a building lot. A letter was received from Lebanon County Planning recommending approval of this plan. The Commission agreed they had no more questions on this plan.

MOTION was made and seconded to recommend approval of the Aaron/Ruth Shirk Minor Subdivision Plan. Unanimously carried.

B.) Randy Ebersole – Eight E. Limited Land Dev Pl

Location/Zoned: Cumberland St & 15th Ave

Date Submitted: 2-27-06

This plan is for the developing of the lands owned by Randy Ebersole. A question was asked about the southwest corner where a house is located. Mr. Ebersole replied that the structure on the lot has not been demolished. Chp Martin asked her fellow Commission members if they had any questions or comments. The Commission has reviewed this information at several of their previous meetings. Mgr Grumbine stated there is one outstanding issue to be addressed. She explained to the Commission that an agreement regarding the maintenance of the crosswalks has now been signed and returned to her by Mr. Ebersole. All other issues have been addressed and Lebanon County Planning has submitted their recommendation for approval of this Land Development Plan.

A question about the Eat Well property was raised. Mr. Ebersole explained that he has not formally bought the property as of now.

Eight E. Limited Land Dev Pl (con't)

There are certain requirements the current owner must meet and has not completed to date. However that property is not part of this plan according to Ebersole.

MOTION was made and seconded to approval of the Randy Ebersole/Eight-E-Limited Land Development Plan. Unanimously carried.

ACTIVE PLANS ON HOLD WITH LCPD

The following are plans that are still under review with the Lebanon County Planning Department.

A.) Woodlea Phase 3 Final Subdivision

Location/ Zoned: Gary Ave & Watson St / R-2 Date Submitted: 10-28-04

Mgr Grumbine explained there has been no new information received in the office. However the Municipal Authority is waiting for a payment to the Sewer Authority this is still outstanding.

B.) Spring Creek Preliminary Subdivision Plan

Location/ Zoned: Kimmerlings Rd & N 8th Ave / R1 & R2 Date Submitted: 1-10-05

Chris Sellers was in attendance to tell the Commission that they plan to submit revised plans by the end of this month. She said the remaining issue to be dealt with is the erosion control plan.

Ms Sellers told the Comm that Doug Plank is here to answer any questions regarding the traffic study, which was completed for this area.

Chp Martin questioned the fact the study results show that the intersection of N 8th Ave does not warrant any changes. Doug Plank explained the volume from this development is very low and had 2 access points. An explanation of the PADOT standards for placement of traffic lights was given.

Member Sattazahn questioned the hours listed in the study as "peak time". His question is, who determines what is the peak time? An explanation was given about how it is determined and what 1-hour increment is used during the time span that is allotted to be peak times. Sattazahn stated he was surprised about some of the numbers listed in this study. Much discussion was held between Commission members and Doug Plank about the numbers of vehicles and the current problems they are aware of in this area. Member Scheer mentioned the traffic is not only the traffic coming from the development but also motorists who are traveling through the area to reach another destination such as Wal Mart.

When mention was made of the developer contributing financially in the future for any traffic situations that might arise, Chris Sellers reminded the Comm members that an agreement had been reached with the Board of Supervisors regarding improvements to the storm water piping situation along Kimmerlings Road. Chp Martin asked for an estimate for the storm water work to be completed. Ms Sellers reported initially it had been \$3000 but it is already much higher.

Chp Martin mentioned some of the problems that exist with the intersection. The north side of the intersection is the most difficult to see when pulling out into the intersection. Doug Plank stated there are other options that could be used to improve the intersection such as a 4-way stop. Another option would be the restriction on the turning lanes. After some discussion about the options Chp Martin observed that it seems to be coming down to a 4-way stop. Chp Martin asked Mgr Grumbine what the Twp would require to have a 4-way traffic stop installed at the intersection of N 8th Ave. Mgr Grumbine replied a traffic study is required.

Spring Creek Preliminary Subdivision Plan (con't)

Chp Martin mentioned the traffic numbers have changed since this study had been completed in 2004. Ms Sellers stated that she feels her client has fulfilled his obligations as far as the agreement pertaining to the storm water issues. She said it would not be reasonable to ask for more funding toward the traffic study. Doug Plank said it would take him approximately 2 hours to update the study needed for N 8th Ave using the information from the 2004 traffic study. Member Sattazahn asked what the actual dollar amount would be to the Twp for his 2 hours of time. Plank replied it would be \$250.00.

Member Sattazahn and Ms Sellers had an in-depth conversation about the storm water retention and detention basins designed for this development after hearing that the owner for Lot 21 would be solely responsible for the storm water maintenance. Member Sattazahn said he does not think it would be easy to get someone to agree to that responsibility. Ms Sellers said she disagrees due to the landscape plan for this particular lot. The design is of the wildflower type to make this lot as low maintenance as possible. Specially designed wildflower mixes will be used for the continuance of the low maintenance schedule. Chp Martin asked what is going to happen when someone buys this lot and does not maintain the lot according to the requirements. It would then become a Twp maintenance enforcement issue. Member Sattazahn said he still has very grave concerns about the lot owner of Lot 21 maintaining the lot accordingly and over a period of time the surrounding neighbors will be coming to the Twp looking for a resolution to the problem. Ms Sellers stated that as a designer, they try to design what is as low maintenance as possible. They also ensure that the notations are noted on the deeds for the properties. One thing they cannot be held accountable for is whether or not the future owners would follow through with maintenance or not. Member Sattazahn said he has 2 major concerns, one being does this type of wildflower design fall under the category of regular grass and property maintenance and 2 if the owner does not maintain as described in the deed, whose problem does it become, the Twp's or the County's or perhaps both.

The Comm members discussed what they would make as far as a recommendation to the Supervisors. It was agreed that the Commission wanted to know the financial amount that the storm water piping and the overlay would be costing the developer. Chris Sellers said that would be included, as a line item and she would see to it that the Commission received the information. The Commission would also be suggesting to the Supervisors that the traffic study be updated with more current information regarding the intersection at Kimmerlings and N 8th Ave.

C.)Homestead Acres Phase IV Final Subd

Location/ Zoned: off Grace Ave / R1

Date Submitted: 8-04-05

Chris Sellers said she is also going to be discussing Homestead Acres Phase IV plan submission. At this point in time there are only a few minor "clean up" points to be taken care of for County. A joint permit is required for DEP regarding the con space bridges. A "consistency" letter from the Twp is required by DEP that will verify the project is consistent with Twp regulations. She is asking the Planning Comm to recommend the letter be written to DEP. The letter is awareness on the part of the Twp that the developers are completing this project. She told the Commission members she would like to ask for conditional approval for Homestead Acres Ph IV Preliminary Plan. This would allow them to move forward to the next scheduled Supervisors meeting. The comments are so minor that are to be completed. The paperwork is the holdup for the most part in reference to the bridges. They are not able to go into the area and get samples until the permit is received. Wilson Consulting will be submitting a letter to Cheri about the review being held off until all the construction drawings are also available, according to Sellers.

Homestead Acres Phase IV Final Subd (con't)

Rick Bolt of the County has indicated the floodplain issues have been cleared. Chris Sellers repeated she would like to have a recommendation of approval.

Chp Martin stated there could not be a conditional recommendation unless County has submitted their letter of recommendation. The members discussed their hesitancy to agree to this suggestion. Chp Martin said the procedure is for the Commission to receive a letter from County stating that they have completed their review and are making their recommendation. The Comm members looked over the latest information from Saxinger and Black. Member Smeltzer asked Mgr Grumbine what the meeting was about today that she had attended at the County office. Mgr Grumbine said there is an issue where Lockwood Drive dead-ends. The Twp has always intended that this development would allow for future extension to Water Street via the 2 properties in between. Member Smeltzer said it is obvious that there are several issues with this plan. Chp Martin repeated the letter from Lebanon County is a must before the Planning Commission would make any type of recommendation. The Commission was in agreement a recommendation would not be forthcoming from them tonight.

D.)Gensler Prelim/Final Subd Pl

Location/Zoned: Mechanic St & Sandhill Rd / R2 Date Submitted: 9-20-05

There is not any new information on this plan at this time.

E.)Brian Amerman Minor Subdivision Plan

Location/Zoned: off Narrows Dr/ R-2 Date Submitted: 12-08-05

This plan is also on hold with no new information having been received.

RECEIVING OF NEW PLANS**A.)Conestoga Log Cabin Leasing Subd Pl (4 lots)**

Location/Zoned: Water St/ Ag Date Submitted: 5-10-06

The subdivision plan is for the former Smith property located on Water Street. The plan shows creating 4 new lots. A Zoning Hearing Board hearing was held to obtain a variance for subdivision of the lots. The Commission looked over the submission for Conestoga Log Cabin Leasing.

MOTION was made and seconded to receive the Conestoga Log Cabin Leasing Subd Plan.

Unanimously carried.

B.)James M. Morrissey Minor Final Subd Pl (1 lot)

Location/Zoned: Mt. Zion Rd Date Submitted: 5-23-06

This plan is a lot addition to the lands owned by Dennis & Phyllis Seyfert and Glen & Penny Seyfert. Some discussion was held about the exact location of the Seyfert land and where this proposed lot addition is located.

MOTION was made and seconded to receive the James M. Morrissey Final Minor Subdivision Plan. Unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS

A.) June 19th Meeting of Board of Supervisors

The meeting for June 19, 2006 of the Supervisors has been cancelled.

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

Respectfully submitted,

Theresa L. George
Recording Secretary