

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 11, 2007**

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
Bruce Sattazahn	Member
Charles Allwein	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting were several members of the public and Brent McFeater of Matthew & Hockley.

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

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of May 14, 2007. Unanimously carried.

PLANNING MODULES FOR RECOMMENDATION

There were no Planning Modules for review or recommendation this evening.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

A. Lorraine Bisson (Wager) Minor Subdivision Plan (Lot Addition)

Location/Zoning: Tunnel Hill Road/R-1 & Ag Districts Date Submitted: 9-08-06

This plan is for a lot addition from the Wager property (originally submitted as Lorraine Bisson) to the property owned by the County. The Historical Society is involved with the property owned by the County, as they maintain the Union Canal Park. Mgr Grumbine explained the Municipal Authority meets later than the Planning Commission this month. If the Commission has no comments and are in agreement with what this plan is showing, a conditional approval could be done so that the plan proceeds to the Authority on Thursday and then to the Supervisors meeting on following Monday night.

MOTION was made and seconded to recommend conditional approval for the Lorraine/Joseph Wager Minor Subdivision (lot addition) plan. The approval is conditional upon all requirements and conditions of the Municipal Authority being approved at the Municipal Authority meeting. Unanimously carried.

PLANS ON HOLD WITH LCPD

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

A. Brooke LP Subdivision Plan

Location/Zoned: Sandhill Rd/ Beta Ave

Date Submitted: 1-26-07

B. Brusters Prelim Subdivision/Land Dev Plan

Location/Zoned: Narrows Drive/C2-A

Date Submitted: 2-12-07

Mgr Grumbine and Ed Brensinger had met with PADOT last week to discuss traffic related issues with this plan. PADOT indicated they were in agreement about restricting some of the access options from the hotel onto Rte 422. During the discussion the option of allowing only a right turn in/out onto Rte 422 from the hotel was mentioned if the engineer is able to prove that access could be built according to PADOT specifications. Jones Motors and Salvation Army are also located in this corridor. Discussion took place about these 2 facilities being routed onto Narrows Drive also. The possibility of a traffic signal and the financing of the traffic signal were discussed also. Due to the fact the proposed traffic could be rerouted onto Narrows Drive from these facilities, the traffic study would need to be revised to reflect the additional traffic.

C. Evelina Krall Subd Plan (5 lots)

Location/Zoned: Narrows Dr & Weavertown Rd/ R-2

Date Submitted: 2-26-07

D. Grosfillex Prelim Land Dev

Location/Zoned: Joel Dr/ Ind

Date Submitted: 3-05-07

E. Craig/Carrie Machamer Minor Subd Pl (1 Add)

Location/Zoned: Weavertown Rd/RR

Date Submitted: 3-05-07

F. Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/ R-1

Date Submitted: 3-06-07

G. George W. & Marian L. Heist Final Subd Pl (lot addition) Date Submitted: 3-12-07

Location/ Zoned: Old Ebenezer Rd & Tunnel Hill Rd/ C2A

H. Dennis & Phyllis/ Glen & Penny Seyfert and Seyfert Orchards Inc. Lot Additions

Location/ Zoned: Mt Zion Rd/ Ag

Date Submitted: 4-13-07.

I. JC Assoc Final Subd Plan

Location/ Zoned: Grubb Ave/ Ag

Date Submitted: 4-20-07

RECEIVING OF NEW PLANS**A. Susquehanna Assoc for Blind & Vision Impaired Subd/ Land Dev Plan**

Location/ Zoned: Leb Rails Business Park/ Ind

Date Submitted: 6-01-07

The Commission looked over the plan, which was recently submitted to the office. The plan shows an office, shop and warehouse. What is planned to happen has not yet been mentioned. That is something that will be asked, stated Mgr Grumbine. Some discussion took place about some of the features shown on the plan.

MOTION was made and seconded to receive the plans for the Susquehanna Assoc for the Blind and Vision Impaired. Unanimously carried.

ITEMS FOR COMMENT & DISCUSSION**A. County Comprehensive Plan**

The Commission members were informed of the Public Open House the County is hosting to introduce the proposed Comp Plan for the County. CCHS LGI room is the location on Wed 6-13 at 7pm. Other open houses are scheduled at other locations also. Manager Grumbine encouraged the members of the Planning Commission to attend one of the meetings held by the County to become familiar with some of the contents of the County Comprehensive Plan. The Township will be looking at commencing a Comprehensive Plan for North Lebanon Township later this year and it would be very helpful for the Planning Commission members to be somewhat familiar with the County Comprehensive Plan.

B. Cell Tower Hearing

Member Tice questioned the Cell Tower Hearing that had been postponed. Mgr Grumbine stated the hearing would only be scheduled after the Supervisors have voted on the proposed Ordinance for Cell Towers.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary