

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
JUNE 9, 2008**

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 .....	V-Chairperson
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Cheri F. Grumbine .....	Twp Manager

Also in attendance at this meeting were several members of the public. Scott Miller of Stackhouse Bensinger, Brent McFeaters of Matthew & Hockley, Mike O'Donnell of O'Donnell Assoc, Doug Plank of the ELA Group and Tom Barton of Brian Hockley Assoc were in attendance.

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

**COMMENTS FROM THE PUBLIC**

**A.) Traffic Information Study – Doug Plank - ELA Representative**

The Commission members started the conversation by asking about how the “peak hour” is determined. Doug Plank stated there are 2 different peak hours; a peak hour of adjacent street and a peak hour of the generator. Member Sattazahn questioned when a notation of hours of 7 & 9, does that mean from 7 to 9 or does it mean sometime between 7 and 9? He was told the count is conducted for 2 hours and the highest 4 consecutive 15-minute intervals are used for the study. For this particular count it fell between 7:15am and 8:15am. Sattazahn next questioned the numbers which reflect the hotel employees and guests. Sattazahn says the report mentions only 16 additional trips will be noted in the morning hours by hotel employees coming or going from work and the guests. He was told that number is based on a number of studies that was performed across the United States and was placed into a trip generation formula. Sattazahn expressed his concern about the number being so low when considering the employees, guests and suppliers coming and going from the hotel. Doug Plank stated the 72 room hotel being proposed can be operated on a 5 member staff, at various shifts. The guests are checking in and out of the hotel at various times of the day also. It does not all happen at this one hour of the day.

Some of the numbers listed in the report were discussed. Chp Martin expressed her concern about this intersection. The traffic there is terrible now. When Plank told the Commission the traffic count already warrants a traffic light, Tom Kotay cautioned the Commission that does not mean that PADOT will permit the application of installing a traffic signal. PADOT may look at other criteria such as number of accidents. He also cautioned the Commission a traffic signal does always solve the problem. Plank then said the report shows a “peak hour” warrant and PADOT no longer accepts a “peak hour” warrant. He said he is not sure an 8 hour warrant can be met at this time. Mr. Plank explained the term “acceptable” as far as the traffic study definition and the different definition when a motorist sitting on a side street waiting to enter the traffic flow might have.

Member Smeltzer questioned if, by receiving the information contained in this traffic study showing the amount of increase in traffic flow generated by these two proposed facilities, the Township would be able to use this information in the future to substantiate the need for a traffic light. He said it might not show the need now currently but would we be able to use this increase to show the need perhaps in the near future?

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**Traffic Information Study (con't)**

Plank explained the Township's Planning Code does not require offsite improvements from the developer. In this situation the developer is going along with County's recommendation to provide a share towards the future traffic signal and/or improvements. The Twp is able to hold this amount of money in an escrow. Plank explained that if and when the second lot is developed, the Twp will have an opportunity to collect another sum of money toward a future traffic signal.

Chp Martin thanked Doug Plank and Tom Kotay for attending in order to discuss these traffic issues. Mgr Grumbine confirmed with Tom Kotay he would be attending the Monday meeting of the Board of Supervisors.

**MEETING MINUTES APPROVAL**

**MOTION** was made and seconded to approve the minutes of May 12, 2008. Unanimously carried.

**ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD****A.) Brooke LP Subdivision Plan**

Location/Zoned: Sandhill Rd/Beta Ave

Submission Date: 1-26-07

This plan is showing the division of the property into two separate lots. Brent McFeaters, of Matthew & Hockley Assoc is present to answer any questions. Chp Martin pointed out one driveway is proposed for Sandhill Rd on one lot and the other for Beta Ave. Commission members did not have any further questions as this plan has been here for so long.

**MOTION** was made and seconded to recommend approval of the Brook LP Subdivision Plan. Unanimously carried.

**B.) Holiday Inn Express Final Land Development Plan**

Location/Zoned: Rte 422 (E Cumberland St) & Narrows Dr Submission Date: 7-20-07

Mike O'Donnell is present to discuss this Land Dev Plan. Member Smeltzer asked if there is any interest in the corner lot as of yet. He was told, no nothing yet. A realtor has been hired to look at what can be done on such a tight corner. O'Donnell said it would be his guess there would not be anything that generates a lot of traffic.

O'Donnell explained there are 2 items which have been revised, the pipe to carry the stormwater and the gas pipeline that currently exists on the property. The pipe under the proposed driveway has now been extended to carry water into the stormwater retention pond. The pipe has been relocated out of the easement for UGI and Texas Eastern. He continued on to explain the driveway situations for the Holiday Inn lot and the corner lot. One driveway will service both lots and is noted on this plan. The various agreements regarding these two lots have been completed and are a part of this current plan submission.

Chp Martin said that the biggest concern for her was the traffic situation and that seems to have been addressed as well as it can be at this time.

**MOTION** was made and seconded to recommend approval for the Holiday Inn Express Final Land Development Plan. Unanimously carried.

**PLANS ON HOLD WITH LCPD****A.) Evelina/ Robert Krall Subd (5 lots)**

Location/ Zoned: Narrows Drive/Ind

Submission Date: 2-26-07

This plan is under an extension until March of 2009.

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**B.) Grosfillex Prelim Subd Pl**

Location/Zoned: Narrows Dr/Ind

Submission Date: 3-05-07

This plan is for the extension of the existing facility located in the Industrial Park on Joel Drive. The Municipal Authority has received the strongwaste application and fees. The Municipal Authority Engineer has requested floor plans after seeing the strongwaste application. Scott Miller, engineer for the plan had indicated he was working with the Conservation District on some stormwater issues also.

**C.) Craig/Carrie Machamer Min Subd (Lot add)/ Land Dev**

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

A review of the deed information that had been submitted in order to complete the lot addition plan is being completed. The Park & Rec fees are still outstanding.

**D.) Pierre/Eleanor Maeder Minor Subd Pl**

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

Most of the issues with this plan have been resolved and the dedication of Windsor Drive is in process. The Municipal Authority is waiting to receive the signed Developer's agreement and the fees outlined in the agreement.

**E.) Herman/Patricia Dundore Minor Final Subd**Location/Zoned: N 4<sup>th</sup> Ave & E Canal St

Submission Date: 8-28-07

Revised plans were received at the Twp on 4-28-08. The Municipal Authority will be preparing a comment letter after their review of the plans. Waivers are being requested by the Engineer for sidewalk and curbing. Tom Barton of Brian Hockley Assoc is in attendance. Barton explained that the existing trees are the reason the waiver is being requested. The trees are located directly in the middle of where the curbing and sidewalk would be installed. A meeting was held on the site in November of 2007. Barton stated that his office and County Planning were in agreement that for this particular site it would be a good thing to approve the waiver requests. Member Sattazahn stated he is in agreement due to the fact there is not any curbing and sidewalks in any of the neighboring areas.

**RECOMMENDATION** to the Board of Supervisors is to grant the waiver for the sidewalks and curbing for this area. Unanimously agreed.

**F.) The Crossings @ Sweet Briar Prelim Subd**

Location/Zoned: Kimmerlings &amp; Mt Zion Rd

Submission Date: 10-03-07

The Ordinance on Age Restricted Developments was adopted at the Supervisors meeting May 19<sup>th</sup>. A letter of request and the fee of \$1500 were submitted to the Township office. A Conditional Use Application has been provided to the Engineer, Scott Miller.

**G.) Mary E. Kreiser Minor Subd Plan**

Submission Date: 3-26-08

Location/Zoned: Kochenderfer Rd/ R1

A revised plan was received in the Twp office 5-29-08 and comments are attached to your agenda. The EDU purchase has been completed; the Park & Rec agreement has been signed and submitted along with fees. We are also waiting for sewer approval on this plan.

**H.) Cikovic Minor Subd Plan**

Submission Date: 5-02-08

**Location/Zoned:** Jay St & Horizon Blvd/ R1

This plan is showing the subdivision of the existing home on the northeast corner that fronts Jay Street from the remaining lands of the Cikovic property. Currently this property has an on lot system. However the Municipal Authority will be conducting a sewer review.

**RECEIVING OF NEW PLANS****A.) Sunoco/Walmart Minor Subdivision Plan**

Submission Date: 5-20-08

**Location/Zoned:** E Lehman St & 15<sup>th</sup> Ave/C2A

This plan is proposing dividing the existing gas facility from the remaining Walmart property. Mgr Grumbine explained two of her concerns. Access and stormwater issues need to be addressed. Another access point would not be possible. Some type of agreement will probably have to be done with Walmart. Mgr Grumbine told the Commission she will be meeting with Bob Sentz of County Planning tomorrow to discuss this plan and asked if there were any concerns that they can think of to add to the discussion.

**MOTION** was made and seconded to receive the Sunoco/ Walmart Minor Subdivision Plan. Unanimously received.

**ITEMS FOR COMMENT & DISCUSSION****A.) ZHB Written Decision – Ray Herb Jr.**

A Zoning Hearing was held pertaining to a lot located in The Industrial Park owned by Jonathan Leffler. The written decision is being provided to the Planning Commission for their information.

**B.) FYI Reminder - Board of Supervisors meet once monthly in June, July and August; 3<sup>rd</sup> Monday of month****C.) Klopp/Zimmerman Plan Denial**

Mgr Grumbine informed the Commission that Mrs. Zimmerman received a denial letter for her lot addition plan which was conditionally approved in 2006. The neighboring property transferred ownership and she was not able to get very far with the new owners as far as the lot addition.

**D.) Kreiders Property – Tunnel Hill Rd; Video Truck Demonstration**

Mgr Grumbine explained the Twp received the video of the truck demonstration which was done on Tunnel Hill Road. The members all viewed the demonstration. Commission members discussed the possibility of the road berm being deteriorated over a period of time. The chicken truck is supposed to be on a 9 week rotation basis. There will be other trucks making trips however the chicken truck will be the largest.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary