

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
JUNE 14, 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  
A. Bruce Sattazahn ..... Member  
Charles Allwein, Sr..... Member  
Cheri F. Grumbine ..... Twp Manager

Absent: William Tice ..... Member

Also in attendance at this meeting were members of the public.

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

**MEETING MINUTES**

**MOTION** was made and seconded to approve April 12, 2010 minutes. Motion unanimously carried.

**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

A review of the legal descriptions for the additional right-of-way being granted to the Township is being completed.

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

**Location/Zoning:** Weavertown Rd/ I

The Municipal Authority needs to receive application and fees for capacity. Park & Rec fees will also need to be submitted. There has been no response from a comment letter that was generated May 10, 2010.

**C.) Wagner Subd Plan/ Lot Addition**      Date Submitted: 4-28-10

**Location/Zoned:** Kimmerlings Rd/Mt Zion Rd

The Authority had reviewed this plan at their 6-10-10 meeting. This particular area is not connected to public sewer. The Authority is reviewing several complicated questions about future sewer planning for this area before any approvals are given for this lot addition.

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**RECEIVING OF NEW PLANS****A.) The Crossings at Sweet Briar Ph 1 Final Subd**

Date Submitted: 5-26-10

**Location/Zoned:** Kimmerlings Rd/Mt Zion Rd

The recorded Preliminary Plan for The Crossings has now been released and Phase 1 Final Plan is now being submitted. Commission members reviewed the information provided regarding Phase 1 of the proposed development. Some discussion was held pertaining to the portion of the area along Mt Zion Rd which is zoned Commercial. Chp Martin questioned if there has been any indication of what will be placed on the Commercial lots. Mgr Grumbine replied the Community Building is to be located on 1 of the 3 lots. Other than that nothing else to date has been mentioned. The proposed grading was discussed.

**MOTION** was made and seconded to accept the Subdivision Plan for Phase 1 of The Crossings at Sweet Briar submission. Motion unanimously carried.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) Official Twp Zoning Map**

A copy of the newly adopted Zoning Map for North Lebanon Twp was given to each Commission member for their files. Mgr Grumbine explained that no zoning changes have taken place. Prior to this map an Engineering firm provided the maps. The Twp worked with the County GIS Dept as this map will now be a layer on the GIS system for the Twp and LCPD to use. Anytime a subdivision plan or granted Zoning request is approved the information will be revised. The Commission members commented on how nice the new Zoning map looks.

**B.) Rockwood Sewer Issues**

The Board of Supervisors held a joint meeting with the Municipal Authority this past Thursday. The Authority and the Board of Supervisors approved required Resolutions in order to continue on with submitting documents to DEP and submission of the H2O Grant for funding. When considering the restrictive timeline, it requires continued movement forward with these issues. The Grant has a deadline of July 1<sup>st</sup> with an announcement of Grant awards being made October or November. Member Smeltzer questioned the use and ownership of the sewer line after construction. Mgr Grumbine replied the Authority Board and the Supervisors gave approval to Sol Wolf to begin those discussions with Swatara's Solicitor.

**C.) J. Marie Martin Sketch Plan - Heilmandale**

A copy of the letter from Mgr Grumbine outlining the comments from the Planning Commission's discussion at the last meeting was provided to the members.

**D.) ELA Revised Traffic Study – Lebanon Rails Business Park**

Mgr Grumbine informed the Commission members that a revised Traffic Impact Study for the Lebanon Rails Business Park has been received. The first section has been provided to the members. The remainder of the TIS includes graphs, charts and other data that is too cumbersome to copy but is available should they wish to stop in the Twp office to review. The response letter to PADOT's December 22, 2009 letter was also provided to the Commission members.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary