

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JULY 9, 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 Chuck Emerick of Light Heigel Assoc.

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

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of June 11, 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

None for this meeting.

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

C. Evelina Krall Subd Plan (5 lots)

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

Date Submitted: 2-26-07

Chuck Emerick of Light-Heigel was present to discuss some of the issues with this plan. A revised plan of June 18th and a stormwater report had been provided to the Twp. Mr. Emerick told the Commission they are trying to provide an area for future development by residents along Narrows Drive. The original submission of the stormwater showed a basin. The revised plan shows rain gardens, which is the current method utilized for water retention. The conversation continued with the maintenance issues regarding the rain garden method. Member Sattazahn raised the question of erosion during heavy rains.

Evelina Krall Subd Plan (con't)

During the course of conversation, Emerick told the Commission that the Lebanon County Conservation District is promoting the rain garden method for water retention.

Chp Martin asked Mr. Emerick if there were any areas where the rain gardens have been installed that the Commission members could visit for viewing purposes. Discussion followed about one installed in Hummelstown within the last few months. Mr. Emerich said he would provide the location information to the Twp. Emerick stated he would provide some literature on this issue for the Commission members. Chp Martin said one of her main concerns about these types of water retention areas is to make sure that the information is noted on the plan and on the individual's deed that they are responsible for maintenance of these areas.

A question was asked about the previously approved lot addition plan. The previous plan showed access to the Industrial lot, which is located to the rear of the Narrows Dr residential lots. Emerick stated this lot addition plan was not recorded and it has been decided to keep the original parcel intact.

Mgr Grumbine told Mr. Emerick the Municipal Authority would like to have 2 additional sets of the plans. The Twp only received one set of revised plans. He agreed to provide the requested plans and the information on the rain garden in Hummelstown.

D. Grosfillex Prelim Land Dev

Location/Zoned: Joel Dr/ Ind

Date Submitted: 3-05-07

Revised plans were received June 28th. A report on Bog Turtles was also received. This review is ongoing.

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

Location/Zoned: Weavertown Rd/RR

Date Submitted: 3-05-07

Mgr Grumbine explained a revised plan was just received. The original submission was submitted as a lot addition and did not contain the proposed location of a structure for the new lot that was being created.

F. Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/ R-1

Date Submitted: 3-06-07

This plan is on hold due to right-of-way issues, which involves PADOT permits.

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

The new owner of this lot was present at the Board of Supervisors meeting regarding a cul-de-sac. At the meeting it was determined by the Board that an agreement would have to be signed regarding the maintenance of the cul-de-sac, as it would be a private cul-de-sac. Sol Wolf has agreed to work on the written agreement.

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

Location/ Zoned: Mt Zion Rd/ Ag

Date Submitted: 4-13-07

A revised plan showing a stranded triangle of land being incorporated into this lot addition plan has not yet been submitted.

I. JC Assoc Final Subd Plan

Location/ Zoned: Grubb Ave/ Ag

Date Submitted: 4-20-07

J. Susquehanna Assoc for Blind & Vision Impaired Subd/ Land Dev Plan

Location/ Zoned: Leb Rails Business Park/ Ind

Date Submitted: 6-01-07

Mgr Grumbine explained there are many outstanding issues with the Rails Park and the Lebanon Valley Economic Development Corp that needs to be completed. A review of this latest submission has not yet been submitted to County to be included in the comment list. It is hoped LVEDC will complete any Valspar issues and the roads in the Business Park before starting another project.

ITEMS FOR COMMENT & DISCUSSION**A. Recommendation for Cell Tower Ordinance**

Chp Martin asked the Commission for any discussion on this Ordinance. The Commission agreed that all issues seemed to be covered in the Ordinance. Chp Martin asked if they are ready to make a recommendation to the Board of Supervisors. All Commission members were in agreement to recommend approval to the Board of Supervisors for Ordinance No. 2-2007 regarding Cell Towers.

B. Zidik Sketch Plan – Apartment Units

Mgr Grumbine provided an aerial of the area for the Commission to view. Discussion about the wet areas and the natural downhill flow that occurs was held. The Zidiks had appeared before the Zoning Hearing Board and received a waiver to allow parking within 10' of the building. It is proposed to place 4 units in this area for blind and handicapped individuals. Chp Martin questioned the wetlands being shown. Member Sattazahn questioned the stormwater that is not being shown.

Chp Martin said her first comment is about the lack of a stormwater facility. The next comment was about a calculation of the water flow in the area. Member Tice mentioned the driveway to the property. He said there is not a good location for a driveway in this area due to Mechanic Street and North 7th Street. Member Sattazahn questioned the units being specified for handicapped people. He noticed the proposed parking spaces. His question is will at least 4 of the spaces be reserved as handicapped spots. The sketch is not showing the required 10 ft for handicapped spaces. Mgr Grumbine stated she is not sure how this issue will be addressed. Should approval be received for this plan, there is nothing in place to mandate the units be rented to handicapped individuals.

A lot of discussion was held about the utilities and the sewer facilities as well as a buffer strip that would be required. When asked about who makes that determination, Mgr Grumbine said she thought it was the Conservation District.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary