

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
JULY 14, 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
Charles Allwein .....	Member
Cheri F. Grumbine .....	Twp Manager

Also in attendance at this meeting were several members of the public. Scott Miller of Stackhouse Bensinger and other interested individuals were in attendance.

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

**MEETING MINUTES APPROVAL**

**MOTION** was made and seconded to approve the minutes of June 9, 2008. Unanimously carried.

**ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD**

**A.) Restoration Connection Subdivision Plan**

Location: Water Street

Mgr Grumbine explained the plan that had been submitted and approved in December of 2006 has been on hold at County Planning because the Bonding was never set up. The plan itself has not changed with the exception of new owners. Therefore new plan copies are being presented for Board and Commission signatures to reflect the new owner's names, Ralph Nace and Jeffery Marks. There will be 4 lots as was submitted and approved. Mgr Grumbine stated there is not any action required from the Commission other than the Chairperson's signature, as the plan will remain as had been submitted and approved.

**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.

**B.) Grosfillex Prelim Subd Pl**

Location/Zoned: Narrows Dr/Ind

Submission Date: 3-05-07

Scott Miller of Stackhouse Bensinger told the Commission that once an issue with the Conservation District is resolved the plan will be ready for action by the Commission. He told the Commission members they are very close to a resolution. The issue has to do with some erosion from outfall and the Conservation District wants this cleaned up. The issue is that the connecting property is now involved in order to get this clean up completed. He said there has been some dialogue with the neighboring property owner.

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

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

The deed descriptions are still being reviewed by Sol Wolf. He has provided information to Attorney Schrum who is the Machamer's attorney. Once Sol Wolf gets a response from Attorney Schrum this plan should move forward.

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

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

The dedication of Windsor Drive is scheduled for the July 21<sup>st</sup> meeting of the Supervisors. Once that dedication becomes final this plan will be ready for a recommendation to the Board of Supervisors.

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

Submission Date: 8-28-07

A signed Developer's agreement will be required for this plan. The Municipal Authority had approved the sewer plans for this project at their meeting last Thursday. During the June 16<sup>th</sup> Supervisors' meeting a discussion about the curbing and sidewalk waivers was held. The Board denied the request to waive both curbing and sidewalks due to the existing neighborhood characteristics. The neighborhood seems to be a walking area for many of the residents who live there.

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

Location/Zoned: Kimmerlings &amp; Mt Zion Rd

Submission Date: 10-03-07

Scott Miller is here to discuss and answer any questions pertaining to the Conditional Use application for this community. He refreshed the Commission on a lot of the previous discussions held on this application. Scott is now asking for a recommendation on the application. Member Smeltzer verified that the recommendation would pertain to the use of the land NOT the development plan itself. Scott Miller confirmed this to be true.

An issue with the cul-de-sac area that had originally been proposed was addressed and is now showing as a connecting road has provided 3 additional lots. However with the re-zoning of the original R1 (2+ acres on Kimmerlings Road side) to R2 there were 5 lots, total, gained. The corrections to the number of lots listed would be made once the Conditional Use Application is approved. In looking to the future, approval is being sought at the Supervisors meeting Monday night for the Conditional Use application and once received; the comment list regarding the age restricted development will be addressed. This project will be on its way to completion.

**MOTION** to make a recommendation to the Board of Supervisors was made and seconded for approval of the Conditional Use Application from Landmark Homes Inc. Unanimously carried.

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

Submission Date: 3-26-08

Location/Zoned: Kochenderfer Rd/ R1

The Municipal Authority had approved the sewer plans for this project at their meeting last Thursday. A signed Developer's agreement is still needed as well as all the fees being paid.

**H.) Cikovic Minor Subd Plan**

Submission Date: 5-02-08

Location/Zoned: Jay St &amp; Horizon Blvd/ R1

The Municipal Authority is expecting to receive a planning module for this plan.

**I.) Sunoco/Walmart Minor Subdivision Plan**

Submission Date: 5-20-08

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

Ludgate Engineering has indicated they have approved a 90-day extension on this plan. They are working on easement and traffic issues. Mgr Grumbine and County Planning representatives are scheduled to meet with Ludgate representatives on Tuesday, July 15<sup>th</sup>. The Municipal Authority's Engineer is currently reviewing the plans. Concerns about several intersections located at this site are discussed with every proposed change in this particular area due to the congestion and frequent use.

**RECEIVING OF NEW PLANS****A.) Lebanon Rails Business Park Final Subdivision Plan**

Submission Date: 6-18-08

This plan submission is showing the division of Lot #3 in the Rails Business Park. A plan for Land Development will be a future submission. The irregular lot size was discussed. Another concern is the fact that there is a small portion of land between the existing Dresch property and the proposed Lot #3. Why are the 2 lots not connected? Another question raised pertains to the rail service capability. Why use valuable land for a business that will not need rail service access? These are some of the questions that will be asked of the developer.

**MOTION** was made and seconded to receive the Lebanon Rails Business Final Subdivision Plan. Unanimously received.

**ITEMS FOR COMMENT & DISCUSSION****A.) Update on County Comprehensive Plan Meeting**

Bruce Sattazahn was asked to give a summary of the presentation. He stated County provided CDs and hardcover copies of the Comprehensive plan to the attendees. An explanation of the Comp Plan and how it relates to various municipalities in the County was given. Another issue discussed was the Grants that are available to municipalities within the County. Bruce stated there was so much information presented it would be difficult to explain all of it. Darlene, as Chairperson of the Planning Commission, will be receiving a copy of the Comprehensive Plan.

**B.) Bare Property Update – Heilmandale Rd Area/ Rte 72 Traffic Projection Update**

Mgr Grumbine told the Commission that she had started receiving communications from WAM Enterprise in December of 2007. Just recently WAM started displaying more interest in this specific area in Heilmandale, the Hershey Bare property. At this point discussions are revolving around traffic issues. In particular what intersections would be required for the scope of a traffic study? The projections for construction of a huge warehouse being considered states the warehouse covers 1.5 million square foot in size. Member Smeltzer stated that it is a huge building. At this point, Mgr Grumbine stated, traffic questions and studies are being discussed. Some of the information has been provided and this is what is now being provided to the Planning Commission in order to keep them posted as these communications from WAM Enterprises goes along. WAM is a Real Estate development and consulting company.

Existing traffic signals and intersection designs are being reviewed as they now exist. Much of the information gathered to date, indicates the existing intersections are not functioning well currently and with additional traffic will continue to "fail". Improvements at many of these intersections are also being reviewed. Mgr Grumbine stated that WAM Enterprises has been in communication with Gary Heisey regarding some options that could be pursued to alleviate some of the traffic problems that could be connected with this area. There are several existing businesses, Heisey's Diner, Jonestown Bank, Blouch's, and the garage businesses located to the rear of Blouch's. There are many factors to consider with this proposal. Mgr Grumbine told the Commission she would like to try to keep them informed as this issue progresses.

**C.) Board of Supervisors meeting July 21<sup>st</sup> and August 18th**

REMINDER: Conditional Use Public Hearing scheduled for July 21<sup>st</sup>  
August 18<sup>th</sup> only meeting for Supervisors

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary