

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JULY 13, 2009**

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:

William Smeltzer	Vice Chairperson
William Tice	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	Twp Manager

Absent Members: Darlene Martin
A. Bruce Sattazahn

Also in attendance at this meeting was Brian Hockley, of Brian Hockley & Assoc, and some members of the public.

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

COMMENTS FROM THE PUBLIC

A.) There were no comments at this time.

MEETING MINUTES

MOTION was made and seconded to approve June 8, 2009 minutes. Motion unanimously carried.

PLANNING MODULE FOR RECOMMENDATION

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Clarence D. / Ethel M. Buchmoyer Final Minor Subd Pl Date Submitted: 8/13/08

Location/Zoning: Prescott Dr/RR

Brian Hockley of Brian Hockley Engineering is present to discuss this plan. It is a parcel of 4.2 acres and is being subdivided into 2 lots. There is an existing structure with a garage on the one lot and is serviced by an onlot septic system, which was recently installed. It is located between Snow Drive and Strack Drive. The new lot will contain a single family residence. Brian explained the various design plans for the new onlot septic and the stormwater design. There was some discussion about the plan as presented and the driveway location.

MOTION was made and seconded to authorize the signature on the Buchmoyer Planning Module. Motion was unanimously carried.

MOTION was made and seconded to recommend approval for the Ethel Buchmoyer Final Subd Plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD

The following plans are still being reviewed as necessary information is provided by the applicants/developers.

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- A.) Crossings @ Sweet Briar Prelim Subd** Date Submitted: 10-03-07
Location/Zoned: Kimmerlings Rd & Mt Zion Rd
- B.) Harold B. / Barbara Ann Kreider Land Dev Pl** Date Submitted: 8-22-08
Location/Zoned: Tunnel Hill Rd/ AG
- C.) Gregory S. / Darlene G. Nolen Final Minor Subd Plan** Date Submitted: 2-19-09
Location/Zoned: Heffelfinger Rd/ Ag
- D.) HACM Inc. Subdivision Plan (Lot additions)** Date Submitted: 5-07-09
Location/Zoned: Sandhill Rd/R-2

RECEIVING OF NEW PLANS

- A.) Harold E. Moody Subd Plan** Date Submitted: 6-16-09
Location/Zoned: Strack Dr/R2

This subdivision plan is located on Strack Drive. It is a 4.2 acre parcel being divided into 2 separate lots. There are 2 existing dwellings along with their own onlot water and sewer systems. A Planning Module will be submitted as part of this plan. A copy of Mgr Grumbine's comments has been prepared and sent to LCPD, as well as the Engineer. The Commission members reviewed the new submission.

MOTION was made and seconded to receive the Harold E. Moody Subd Plan. Motion was unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS

A.) ZHB Training Being Planned

A training session is being scheduled for Wednesday evenings in September for Zoning Hearing Board members. The Commission will be kept informed as sometimes the issues are related. It is hoped the Commission members will also attend the sessions.

B.) Update on Narrows Glen – Deed Issues/Screen Plantings

Mgr Grumbine provided some legal verbiage for screen plantings the Solicitor is recommending for placement on deeds to protect original deeds with the approved plans. It will prevent the deeds from being altered as the properties transfer from owner to owner. She told the members it could also be used for the rain gardens that now being proposed. Once these issues are recorded on the plans, the appropriate legal verbiage will guarantee that the information is also permanent on the deeds. This method will provide the Twp with a course of action should the deed information ever be questioned.

C.) Cornwall-Lebanon Task Force Meeting – June 29, 2009

Member Allwein mentioned that at the last meeting there seemed to be some progress made on this issue. It was agreed to seek some bids from Solicitors for the drafting of an agreement to be signed by any municipalities that are interested in participating in this joint venture. The biggest issue will be money, of course. The next meeting is scheduled for August 31, 2009.

Respectfully Submitted,

Theresa L. George
Recording Secretary