

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
AUGUST 9, 2004**

The regularly scheduled meeting of the North Lebanon Township Planning Commission was held at the North Lebanon Township Building, 725 Kimmerlings Road, Lebanon, PA at 7:00 PM. The following Commission members were in attendance:

Darlene Martin	Chairperson
William Tice	Member
John Scheer	Member
Mike Ulrich	Member

Also in attendance were 2 other individuals.

The meeting was called to order at 7:00 Pm. The pledge to the American flag was completed. Chairperson Martin asked the public to sign the attendance sheet before leaving this evening. Individuals, who wish to speak, are asked to identify themselves and state their address before speaking.

COMMENTS FROM THE PUBLIC

There were no comments from the public this evening.

APPROVAL OF MEETING MINUTES

MOTION: Was made and seconded to approve the minutes from July 12, 2004. Unanimously carried.

PLANNING MODULES FOR REVIEW

There are not any Planning Modules for review this evening.

ACTIVE PLANS FOR REVIEW, DISCUSSION & RECOMMENDATION TO BOARD

There are no plans ready for review or discussion this evening.

ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING

The following plans are all on hold with Lebanon County Planning and have nothing new to report for the meeting this evening:

- A.)Countryside M H Park Land Dev Plan – Carol Ann Drive**
- B.)Harold/Barbara Kreider Land Dev Plan – off Tunnel Hill Rd**

PLANS ON HOLD WITH LEBANON COUNTY PLANNING (con't)

- C.) Brohnwood Preliminary Subdivision Plan – Narrows Drive**
- D.) Living Waters Chapel Land Dev Plan – Jay Street**
- E.) Leon Zimmerman Subd Plan – Oak & Maple Lane**
- F.) Greater PA Regional Council of Carpenters – Heilmandale Road**
- G.) North Lebanon Business Park – 25th Street/ Union Canal Dr**
- H.) Valspar Land Dev Plan – NL Business Park**

A representative for the Carpenters Center on Heilmandale Rd was present. During a discussion with the Commission members he was told that this particular plan is not ready for any recommendations this evening. A letter from Lebanon County Planning is necessary before any recommendation is given. It was mentioned there is a possibility that this plan could be on the agenda for a special meeting scheduled for August 24.

RECEIVING OF NEW PLANS

There are no new plans for receiving this evening.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) MEMO from Mgr Grumbine – Special Afternoon Meeting Tuesday Aug 24, 2004**

The Commission members received a MEMO from Manager Grumbine in reference to a special afternoon meeting. Due to the volume of time spent on review of the North Lebanon Business Park and Valspar Plans, the Carpenters Training Facility is one of the plans that have been delayed. Earl Meyer, of LCPD, has requested a special meeting to complete the planning of the NL Business Park. Mr. Meyer has suggested the Carpenters Training Facility also be reviewed in order to proceed with this plan.

B.) UCC Changes

A copy of some information regarding changes in the Uniform Construction Code has been provided for the Commission members. The Commission members reviewed the information quickly and agreed to study it further at home. The changes listed are in reference to inside remodeling and residential projects.

C.) Homestead Acres Phase 4 – Letter to Saxinger & Black Inc.

A letter, dated 8-05-04, from Mgr Grumbine to Mike Saxinger was provided to the Commission members. This letter outlined the decisions the Supervisors had made regarding Phase 4 of Homestead Acres. DEP had requested that some of the stream crossings be eliminated from this particular phase planning. Two waivers were requested by Saxinger in order to accomplish this request from DEP.

Homestead Acres Phase 4 (con't)

The minimum street standards with a curvature of 150' radius was one of the waiver requests and streets intersecting at right angles for at least 100' from the point of cartway intersection was the second.

The Planning Commission had discussed these issues several times and made some recommendations to the Supervisors. At the last Supervisors' meeting the Board had approved the two waiver requests for circumstances shown on the sketch plan of 4-22-04. The conditions included the increase of the clear sight triangle from 75' to 150' at the intersection of Harvest Dr and Twigg Ave. Also a deed restriction should be placed on Lot #94 to prohibit anything being placed in an area that would create a site obstruction when traveling on Harvest Dr and approaching the Twigg Ave intersection. A requirement for a STOP AHEAD sign to be posted prior to the STOP sign on Harvest Dr at the intersection of Twigg Ave was decided on. The Board also discussed the necessity of changing the street name, shown on the sketch plan, from Twigg Ave since it will no longer be connecting to the existing Twigg Ave. Commission members were in agreement these were all issues they had discussed and recommended to the Supervisors.

There being no more business to discuss, motion was made, seconded and unanimously carried to adjourn the meeting.

Respectfully submitted,

Theresa L. George
Recording Secretary