

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
August 14, 2006**

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
William Tice	Member
John Scheer	Member
A. Bruce Sattazahn	Member

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

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

COMMENTS FROM THE PUBLIC

MEETING MINUTES

The July meeting had been cancelled and the minutes from June 12, 2006 minutes are available for review and action. The Commission stated they would be tabling the approval of the minutes until their next meeting.

PLANNING MODULES

A.) NONE

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.)Gensler Prelim / Final Subd P1

Location/Zoned: Mechanic St & Sandhill Rd / R2

Date Submitted: 9-20-05

Josh Weaber, of Steckbeck Surveying Assoc, was in attendance to address any questions on this plan. Three townhouses are shown for this plan. Access will be off Mechanic Street for all 3 townhouses. There is one existing lateral from a previous structure. All issues relating to water and sewer utilities have now been addressed. A memo from Sheila Wartluft indicates there is an issue outstanding regarding a signed right-of-way agreement and there are some financial amounts due to the Municipal Authority. Some discussion took place between the Authority and Josh Weaber. A letter dated July 27, 2006 from LCPD indicates their recommendation to the Supervisors for approval of this plan. Chp Martin asked the members if they had any more questions or if they were ready to take action on this plan.

RECOMMENDATION TO THE BOARD was made and seconded for a conditional approval based upon the Municipal Authority receiving the right-of-way agreement and any financial amounts due to them. Unanimously carried.

PLANS ON HOLD WITH LCPD

The following are plans that are still on hold with the Lebanon County Planning Department. Any additional information for any of these plans has been included with your packets.

A.)Woodlea Phase 3 Final Subdivision

Location/ Zoned: Gary Ave & Watson St / R-2

Date Submitted: 10-28-04

B.) Spring Creek Preliminary Subdivision Plan

Location/ Zoned: Kimmerlings Rd & N 8th Ave / R1 & R2 Date Submitted: 1-10-05

This plan was borderline as to whether or not Saxinger & Black would have all their remaining issues accomplished by this evening. As there is no one here to represent the plan it seems they were not able to receive a letter of recommendation from Lebanon County Planning. Member Smeltzer mentioned the list of comments they have regarding this plan. He stated it probably was easy to accomplish all the remaining issues listed. This plan could possibly be on next month's agenda for action.

C.) Homestead Acres Phase IV Final Subd

Location/ Zoned: off Grace Ave / R1 Date Submitted: 8-04-05

Although there has been some communication by the developer with the Twp concerning the streetlight activation, there has been no movement on the final phase of this plan.

D.) Brian Amerman Minor Subdivision Plan

Location/Zoned: off Narrows Dr/ R-2 Date Submitted: 12-08-05

Member Smeltzer questioned the inactivity on this plan. He mentioned it being carried on the agenda since Dec of 2005. After some discussion The Commission requested that a phone call be made to County to question how long we would be expected to carry an inactive plan.

E.) Conestoga Log Cabin Leasing Subd Pl (4 lots)

Location/Zoned: Water St/ Ag Date Submitted: 5-10-06

This plan is for the creation of 4 single-family residential lots. There has been no new information since the submission of this plan in May.

F.) James M. Morrissey Minor Final Subd Pl (1 lot)

Location/Zoned: Mt. Zion Rd Date Submitted: 5-23-06

A copy of some comments from Mgr Grumbine to LCPD has been included for the Commission's review. There are only 3 issues on the Twp's list. This plan is a lot addition from the lands owned by Morrissey and will be added to Seyfert's Orchards.

RECEIVING OF NEW PLANS**A.) Seyfert Subdivision Plan – 8 lots**

Location/Zoned: off Narrows Dr/ Date Submitted: 6-26-06

The Commission is receiving tonight a new submission for the Seyfert family. This plan outlines the creation of 7 new single-family residential lots as well as subdividing the existing farmhouse from the residue lands of the Seyferts Orchards. The new lots will be accessing from Narrows Drive while the farmhouse will continue to access from Mt Zion Road. The Commission took several minutes to review the submitted plans.

MOTION was made and seconded to accept the plans for the Seyfert Subdivision Plan. Unanimously carried.

B.) Ann/Stephen Zimmerman & Veronica Klopp Minor Subd Pl

Location/Zoned: N 8th St Date Submitted: 7-26-06

Another plan for receipt tonight is for a minor subdivision for the Ann & Stephen Zimmerman and Veronica Klopp. This plan outlines a minor lot addition to the property owned by Ann & Stephen Zimmerman from the property owned by Veronica Klopp. Mr. & Mrs. Zimmerman were present to answer any questioned the commission might have. The Commission reviewed the plan for several minutes and then asked Mrs. Zimmerman to come up and explain a few questions they had for this plan. After several minutes of discussion Chp Martin asked the Commission if they were ready to take action on the plan.

MOTION was made and seconded to accept the Zimmerman/Klopp Minor Subd Plan. Unanimously carried.

Mr. Zimmerman questioned the Commission about what the next step is now that they have accepted the plan. Member Smeltzer explained the County and the Twp would be conducting their reviews of the plan simultaneously. Once all issues have been addressed the plan would come back to the Commission for recommendation to the Board of Supervisors. He told her to keep in touch with her surveyor to make sure he is addressing everything that needs to be addressed to keep the plan moving along to completion. Mrs. Zimmerman stated she has been trying for 2 years already to get this garage accomplished.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS

A.) Harold Kreider Property – Tunnel Hill Road

Information was provided to the Commission members to review before their next meeting. The Commission members are being asked to be ready to discuss the information presented by Harold Kreider's Attorney and possibly make a recommendation to the Supervisors. The Supervisors will be expected to give a recommendation to Lebanon County Planning after the September meeting.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary