

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
AUGUST 13, 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 Smeltzer	V-chairperson
William Tice	Member
Charles Allwein	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting were several members of the public including Dennis White of T-Mobile and Brent McFeaters of Matthew & Hockley.

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

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of July 9, 2007. Unanimously carried.

PLANNING MODULES FOR RECOMMENDATION

A. JC Assoc Final Subd Plan

Location/ Zoned: Grubb Ave/ Ag

Date Submitted: 4-20-07

MOTION was made and seconded to recommend approval of the planning module to the Board of Supervisors. Unanimously carried.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

A. JC Assoc Final Subd Plan

Location/ Zoned: Grubb Ave/ Ag

Date Submitted: 4-20-07

The plan for JC Associates proposed a one lot subdivision along the WS of Grubb Avenue. The proposed lot contains 6.9015 net acres in area and is to be improved with a single family dwelling driveway access to Grubb Avenue, storm water management facilities and associated site improvements. The residual lands are to retain 40+/- acres in area on the ES of Grubb Avenue and include all existing structures and improvements. LCPD has provided a letter dated August 9, recommending approval of the plan.

Mgr Grumbine explained that the lot would be served by on-lot water and sewer and a planning module is also being provided for review by the members. Component 4a is to be approved and signed by the Chairperson.

MOTION was made and seconded to recommend approval of the JC Assoc Final Subd Plan. Unanimously carried.

PLANS ON HOLD WITH LCPD

The following are plans that are on hold with the Lebanon County Planning Department.

A. Brooke LP Subdivision Plan

Location/Zoned: Sandhill Rd/ Beta Ave

Date Submitted: 1-26-07

Brent McFeatters explained to the Planning Commission that the hold up on this plan is the wait for a PADOT HOP permit for the sewer connection.

B. Brusters Prelim Subdivision/Land Dev Plan

Location/Zoned: Narrows Drive/C2-A

Date Submitted: 2-12-07

Mgr Grumbine informed PC members that the hold up on this plan is they are waiting for the PADOT HOP permit for the sewer connection.

C. Evelina Krall Subd Plan (5 lots)

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

Date Submitted: 2-26-07

County Planning has indicated they are waiting for comments from Rick Bolt, who is the County Engineer, on this subdivision plan. Mgr Grumbine informed the members that she will be meeting with the County Engineer August 23 to discuss this plan and Township concerns.

D. Grosfillex Prelim Land Dev

Location/Zoned: Joel Dr/ Ind

Date Submitted: 3-05-07

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

Location/Zoned: Weavertown Rd/RR

Date Submitted: 3-05-07

This plan was revised and submitted as a Lot Addition and Land Development plan. The plan shows the lot Addition A and Lot Addition B, which changes the access to the existing Machamer property. The revised plan also shows a proposed single family dwelling on the parcel located in front of the Machamer residence. Probe information was received in regards to the on-lot sewer planning. Approval of the on-lot system will be needed from Gordie Sheetz the Sewer Enforcement Officer for North Leb Twp. The Twp will be reviewing this revised plan also with the County Engineer.

F. Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/ R-1

Date Submitted: 3-06-07

Brent McFeatters also updated the Commission regarding this plan. This plan is on hold due to sewer issues that involve an agreement that Sol Wolf is to be working on on behalf of the Maeders. The agreement is needed because LVEDC currently owns the 60' R-O-W acquired in this area for Windsor Dr. LVEDC does intend to dedicate the road to the Twp but there are some outstanding issues that need to be completed by EDC before the Twp is willing to accept the deed of dedication.

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

Brent McFeatters updated the Commission by stating that again Sol Wolf is to be preparing a maintenance agreement for the proposed private cul-de-sac street that will be used for access by Mr. Heist and the future property owner of the lot in front (east) of heist's property.

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

Location/ Zoned: Mt Zion Rd/ Ag

Date Submitted: 4-13-07

Brent McFeatters from Matthew & Hockley informed the Commission members this plan will most likely be withdrawn within the next month.

Dennis & Phyllis/ Glen & Penny Seyfert and Seyfert Orchards Inc. Lot Additions (con't)

It was discovered that this land is in Ag Preservation and they are not permitted to subdivide any lands in preservation. Thus, he will be preparing a letter of withdrawal.

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

Location/ Zoned: Leb Rails Business Park/ Ind

Date Submitted: 6-01-07

A copy of the list of comments regarding this plan has been provided to the Commission members for their review.

RECEIVING OF NEW PLANS**A. Conestoga Log Cabin Leasing Revised Cul-de-sac**

Date Submitted:

Location/Zoned: Linda Dr & Loretta Dr

Mgr Grumbine informed the Commission that this plan is to correct a survey error that was found when the Twp compared the legal description for Linda Dr against the original approved plan. A revised plan is necessary so that the legal description/deed will match the recorded plan. She is hopeful that all signatures will be received and the plan will be ready for the Commission's recommendation at the September meeting.

MOTION was made and seconded to receive the Conestoga Log Cabin Leasing Revised cul-de-sac Plans. Unanimously carried.

B. Holiday Inn Express Final Land Dev

Date Submitted: 7-20-07

Location/Zoned: Rte 422 (E Cumberland St)

Mgr Grumbine stated the Holiday Inn plan has been received as a separate plan rather than combined with the Brusters Ice Cream plan. The Holiday Inn does show restricted access off Rte 422 as a right in and right out only, which was a concern of the Commission and the Supervisors. A revised traffic study has not been provided to reflect this change. The Commission reviewed the access road that will be provided off Narrows Dr along with some of the storm water designs.

MOTION was made and seconded to receive the Holiday Inn Express Final Land Dev Plans. Unanimously carried.

ITEMS FOR COMMENT & DISCUSSION**A. Dennis White – ZHB Case Submission; Special Exception & Variance Request**

Atty Jamie Strong discussed with the Planning Commission the reason that they are here before the Planning Commission for a recommendation on their petition. T-Mobile has filed a petition for a variance to the 500' setback requirement for residential structures and the R-1 and R-2 District for cell towers. The requested location to construct a 93' monopole tower is 1610 N 7th Street. Dennis White, representative of T-Mobile explained the background of this location to the Commission and the reason for the variance request. A sketch plan was provided showing the distance of the cell tower to the residential structures to the west, south and east of the site. The Planning Commission reviewed the information and discussed their opinion on the request asking several questions of Mr. White.

MOTION was made and seconded to recommend that the variance regarding the waiver to the 500' setback to residential structures and the R-1 and R-2 District be denied by the ZHB. Unanimously carried.

B. Zidik Sketch Plan – N 7th St & Mechanic St

Mgr Grumbine has provided a list of comments to Kris Troup of LCPD regarding this sketch plan for proposed garden apartments at the corner of N 7th Street and Mechanic Street on property owned by Joe Zidik. Again, the Planning Commission members discussed their concerns regarding adequate sight distance for access to/from this site, adequate area to construct the proposed structures, as well as storm water concerns.

C. Rain Garden Installations – Hummelstown Location

Chuck Emerick of Light-Heigel provided information to the Commission on a current installation of a rain garden system that had recently been completed at a Hummelstown location. Member Sattazahn has visited the site and would like to know if any other members of the Commission would like to visit the site along with him. He was not convinced that it is a good system, however, not being able to see the design we do not know if it was constructed according to plan. Mgr Grumbine informed the Commission that Member Sattazahn was going to speak with Leigh Beamesderfer regarding the rain gardens in hopes that he could have her attend an upcoming meeting of the Commission to give us some insight to these rain gardens and answer various questions.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary