

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
AUGUST 11, 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
A. Bruce Sattazahn .....	Member
Charles Allwein .....	Member
Cheri F. Grumbine .....	Twp Manager

Also in attendance at this meeting was Scott Miller of Stackhouse Bensinger and several members of the public.

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

**MEETING MINUTES APPROVAL**

**MOTION** was made and seconded to approve the minutes of July 14, 2008. Unanimously carried.

**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: Joel Dr/Ind

Submission Date: 3-05-07

The Municipal Authority is waiting for a copy of the floor plans. Scott Miller, of Stackhouse Bensinger, stated a meeting had taken place with the property owner and a compromise has been arrived at. The Conservation District was requesting the discharge be revised. This issue seems to be resolved and Scott is hoping to clear this up before the next meeting.

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

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

Sol Wolf has received revised legal descriptions which he is now reviewing. The signed Park & Recreation agreement was returned to the Township office. However, there were no Park & Rec fees received.

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

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

The dedication of Windsor Drive was completed at the July 21<sup>st</sup> Board of Supervisors meeting. There are still fees owed to the Municipal Authority, as well as the signed Developer's Agreement. There is also a question about the expiration dates for the PADOT permits required for this project.

**E.) Herman/Patricia Dundore Minor Final Subd**

Location/Zoned: N 4<sup>th</sup> Ave & E Canal St

Submission Date: 8-28-07

The Municipal Authority has not received any fees from the Dundores to date, including the capacity purchase. A Developer's agreement has been provided but has not been returned.

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

Location/Zoned: Kimmerlings Rd & Mt Zion Rd      Submission Date: 10-03-07

Scott Miller of Stackhouse Bensinger is present to discuss the walking trails and the sidewalk issue for the 55+ community. This project will be completed in phases and the Park & Recreation issues will be addressed with each phase. The street bonding for Briar Rose Ave will be submitted with Phase I, as had been previously discussed. Traffic Study information had been provided to the Commission members to review for tonight's meeting.

Scott Miller reported the comments have been received from the County, County Engineer and the Township. They have been working on the comment list and will continue to do so. He stated the next submission will include the erosion and sediment plan and stormwater management.

Scott stated that the 2 issues he is aware of, for tonight's meeting, is the traffic study information and the waiver request pertaining to sidewalks. Mgr Grumbine explained there is a meeting scheduled with the LCPD transportation dept and the Twp next week. The results and comments will be provided at the September meeting. Scott stated if there was to be a discussion at the next Planning Commission meeting he would have to be sure their traffic consultant present at the next meeting.

Member Sattazahn had a question about the Rte 343 intersection. The information provided references the monitoring of the intersection. Member Sattazahn is questioning whose responsibility it is to coordinate the monitoring of the intersection and who is responsible financially? The response was that it is an issue that will have to be discussed and agreed upon. The traffic engineer will only provide the information after completing the study. The resolutions to the suggestions provided are the responsibilities of the municipalities, the County and the Developer. Scott said it was a good question and he will relay the question to the developers.

Scott Miller reminded the Commission that this sidewalk waiver was placed on hold until a definite walking path layout design was decided on. He told the Commission the Conditional Use request had been approved by the Board of Supervisors. He displayed a print showing dark lines that indicate the trail system throughout the development. He spoke about the connection of the open space area being connected as closely as possible to the street system. It was mentioned again that the streets and walking trails will be the responsibility of the Homeowners Association.

Member Sattazahn asked if the Association, during the winter season, will be plowing and salting the walking trails. Maintenance of the trails would have to be provided. Scott replied he is not sure how it would be handled as some of the trails are so sloped. Portions of the trail might have to be closed down due to icy conditions. Sattazahn then stated that what is being proposed as recreation or open space would then be unavailable during certain times. Scott replied that is a possibility. Sattazahn said he has concerns about the proposed Ginger Court residents. The only access they have would be to walk on the street, or neighboring properties, to gain access to the walking trails. Miller agreed this is true. He was asked if the paths were to be macadam. Scott replied, yes. Member Sattazahn next questioned ADA individuals. When Miller said some portions of the trail would not accommodate an ADA person, Sattazahn stated a wheel-chair bound individual would have no option but to use the street. Scott said the trail could be used by ADA persons but the pathway is not compliant with ADA standards.

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**The Crossings @ Sweet Briar Prelim Subd (con't)**

Member Sattazahn said the more he views this plan and the proposed trail ways, he is convinced that there should be sidewalks on at least one side of the roadways. The amount of homes proposed and his past experience tells him that not having a sidewalk system will not be good for the safety of the residents who reside in the development. He personally feels an opinion on this issue should be delayed until next month, when more of the Commission members are present. Chp Martin voiced her agreement that there are too many areas where the trail is not connected. Member Allwein said he is not too worried about the side streets but the main roadway is not totally connected either. The idea of pedestrians on the main street does cause him to have concerns. Scott Miller said he would like to mention the varying heights of the driveways will sometimes cause pedestrians to opt for the street. However since the members present tonight feel so strongly he would like to suggest that the issue be held until next month. He would like to have the owner present to discuss some of his opinions and what he has found works best from some of his other developments. Mgr Grumbine confirmed with the Commission members they are tabling this waiver request until next month's meeting. The Commission all agreed that would be the best action to take.

Another fact Scott pointed out was that the fact the roads will be constructed to the Township's specifications. Also prohibited parking will be enforced. Member Sattazahn asked who will be enforcing the parking restrictions. Answer was the Homeowners Association. Scott said he is hearing the Commission's concern about the residents walking on the street. Perhaps an option would be to provide sidewalks on one side of the road for Briar Rose Ave, which is the main thoroughfare for the community. This would provide a "spine" to gain access to the walkways in areas where there is not continuous accessibility. Miller said he will relay this discussion and suggestion to Landmark. Member Sattazahn asked that he also get an answer to the winter maintenance questions. Scott replied he will ask the owner to attend the September meeting. He also asked Mgr Grumbine to immediately relay to him any questions that might arise during the traffic meeting scheduled for next week. That way he could resolve the questions by the Sept meeting. Mgr Grumbine agreed to Scott's request.

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

Submission Date: 3-26-08

**Location/Zoned:** Kochenderfer Rd/ R1

The Municipal Authority has reviewed their issues regarding this plan. A Developer's agreement has been provided to Mary Kreiser, however the signed agreement has not been returned. An escrow will be required.

**H.) Cikovic Minor Subd Plan**

Submission Date: 5-02-08

**Location/Zoned:** Jay St & Horizon Blvd/ R1

The Municipal Authority is expecting to receive a planning module for this plan. Mike O'Donnell, engineer for this plan, indicated this plan will be ready for action at the September meeting.

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

Submission Date: 5-20-08

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

The engineer for this plan, Thomas Ludgate, met with Mgr Grumbine and Bob Sentz, of LCPD, to review some questions and comments on the subdivision of this parcel which included stormwater concerns and the ingress and egress issues. Another issue was the large truck traffic at the Lehman St and 15<sup>th</sup> Ave entrances.

**J.) Lebanon Rails Business Park Final Subdivision Plan**

Submission Date: 6-18-08

**Location/Zoning:** N 25<sup>th</sup> St/ Ind

A plan with revised information was submitted last week. Mgr Grumbine reviewed with the Commission her list of revised comments. County Planning and Mgr Grumbine are still offering concerns about the irregular shaped lot that is being left behind should this approval be given. One explanation offered was stormwater planning. Should that be approved an agreement would have to be completed as to the responsibility of LVEDC for maintenance issues since they would retain ownership of this portion of the property.

**RECEIVING OF NEW PLANS****A.) Seyferts Orchards Inc Minor Subd Plan (lot addition)**

Submission Date: 7-16-08

**Location/Zoning:** Mt Zion Rd/ Ag

This plan shows lot additions to and from existing lots. Legal Descriptions for the lots will be required, by the Township. The plan is to amend a previously approved lot addition. The new plan shows parcel #2 being adjoined to parcel #1, all owned by Seyferts Orchards Inc. With plan approval both parcels will be deeded as one tract. The Commission took a few minutes to review the plan.

**MOTION** was made and seconded to receive the Seyferts Orchards Inc. Minor Subdivision Plan. Unanimously received.

**B.) Always Bagels Final Land Dev Plan**

Submission Date: 7-16-08

**Location/ Zoned:** Lebanon Rails Business Park/ Ind

This plan shows the development of Lot #3 which is currently being subdivided by the Lebanon Valley Economic Development Corp in the Lebanon Rails Business Park. Mgr Grumbine provided her list of comments to the members to review. A review of the plan was completed. Some conversation took place about some of the stormwater notes. Chp Martin discussed the reason for creating an irregular sized the lot. She said she just does not understand it. A note about an inlet being removed and placed elsewhere has raised a red flag. A newly paved street will not allow for the cutting of the street and an inlet is not permitted at the driveway. Member Sattazahn questioned the notation about the sanitary sewer easement not being on the property itself. Mgr Grumbine replied that will be an issue for the Authority to deal with.

**MOTION** was made and seconded to receive the Always Bagels Final Land Dev Plan. Unanimously carried.

**ITEMS FOR COMMENT & DISCUSSION****A.) Bare Property Update – Heilmandale Rd Area/ Rte 72 Traffic Projection Update**

Mgr Grumbine stated there have not been any recent meetings so there is no update on this issue.

**B.) Spring Creek – Lebanon County Planning Dept Denial Letter**

Mgr Grumbine reminded the Commission members there had been a July 21<sup>st</sup> deadline given to the developers of Spring Creek to provide certain information. As of July 21<sup>st</sup> all the information had not been provided. The Board directed Lebanon County Planning Department to issue a letter of denial and LCPD has now done that. The Spring Creek plan has been denied.

**C.) DEP Notification – Weaver Application to Construct Chicken Houses**

Notification was received at the Township office regarding an application to DEP for construction of chicken houses on the North side of Tunnel Hill Road. The paperwork listed Harold Weaver, so we are not sure if it was a typo or someone else is pursuing this location.

**D.) Rain Garden Inspection – Arnold Acres, Weavertown Rd (Ed Donley)**

Mgr Grumbine explained that Member Sattazahn had been invited to attend an inspection on Weavertown Road of a rain garden which had been installed.

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**Rain Garden Inspection – Arnold Acres Weavertown Road (con't)**

Bruce was not able to attend but Mgr Grumbine, Rick Bolt and Bob Sentz completed an inspection on July 17<sup>th</sup>. Pictures were provided to show the size and depth of the rain garden. Required maintenance would be to keep it mowed to 1 foot in height. This particular rain garden is of a wild flower nature. The one she had seen in South Londonderry was flowers of a more domestic variety.

Mgr Grumbine stated Rick Bolt was very impressed with this rain garden application and he intended to contact the Conservation District to notify them of the quality.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary