

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
AUGUST 10, 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:

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

Absent Members: A. Bruce Sattazahn

Also in attendance at this meeting were Brent McFeaters of Matthew & Hockley, Scott Miller of Stackhouse Bensinger, Paul Zimmerman of Landmark Builders and some members of the public.

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

COMMENTS FROM THE PUBLIC

A.) Earl Roberts – May 11, 2009 Planning Commission Minutes

Mr. Roberts told the Commission members he wanted to add some comments to what had been stated in the minutes from the May 11 minutes. The minutes reflected a comment made by Member Sattazahn about his opinion of Mr. Roberts' criticism directed toward the Supervisors for allowing the sale of this farmland within the Intensive Ag District. The comment went on to say Member Sattazahn really would not want the government involved in the sale of any private property. Mr. Roberts told the Commission he wishes to apologize to anyone who might have gotten the impression he was criticizing anybody for selling any properties. He wants to make it clear that he is opposed to government interference in people's private property. Roberts followed that remark by saying he is equally opposed to the misuse of property and misallocation of property. That is the issue he has with the Tenaska situation.

Chp Martin told Mr. Roberts his remarks will be noted. Member Smeltzer stated he does not intend to talk for Member Sattazahn as he is not present; however he feels that Member Sattazahn is in agreement with Mr. Roberts that government should not interfere with personal property.

MEETING MINUTES

MOTION was made and seconded to approve July 13, 2009 minutes. Motion unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) HACM Inc. Subdivision Plan

This plan shows 2 separate Lot Additions. Lot A is to be combined with the property owned by Karl & Cheryl French, which is where an existing dwelling is located. Lot B is to be added to the property owned by Karl French which contains the storage units.

HACM Inc. Subdivision Plan (con't)

The required legal descriptions have been provided and reviewed. All requirements have now been met and a letter from Lebanon County Planning recommending approval of this lot addition plan has been received.

Brent McFeaters from Matthew & Hockley was present to answer any questions or comments pertaining to the plan. Chp Martin asked if there was a specific reason for the lot addition plan. Brent stated that Karl French already owns the lands where the storage units are located for Lot Addition B. For Lot Addition A an alley runs to the rear of the property and the lot addition will square off that property.

A question about ownership of the alley was asked. Mgr Grumbine stated the Twp does not own the alley. The next logical step for Mr. French is to request the Twp relinquish its rights to the alley. After that process is completed, the alley would be owned by the various property owners and in this case would be Mr. French.

MOTION was made and seconded to recommend approval for the HACM Subdivision/ Lot Addition plan. Motion unanimously carried.

B.) Harold E. Moody Subd Plan

Date Submitted: 6-16-09

Location/Zoned: Strack Dr/R2

This subdivision plan shows the division of the existing tract which currently contains 2 existing dwelling units with various other structures. The dwellings are currently serviced by an existing septic system. Lot #1 will contain 2.9 acres with a single family dwelling, shed, garage and a driveway located on Strack Drive along with associated improvements. The residual lot will contain 4.59 acres with a single family dwelling, shed, and access onto Strack Drive with associated site improvements.

Member Smeltzer questioned if one well currently feeds the 2 homes. He was told that is correct. Brent McFeaters indicated a well will be drilled for the second residence. Member Smeltzer questioned giving a recommendation before the well is drilled. Some discussion was held about a condition being placed on the recommendation for approval.

MOTION was made and seconded to recommend approval for the Harold E. Moody Subd Plan conditional on a second well being drilled within 90 days of plan approval or the posting of a \$5000 Bond will be required for 175 Strack Drive. Motion unanimously carried.

PLANNING MODULE FOR RECOMMENDATION

The Commission members reviewed the narrative pertaining to the Moody Planning Module.

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

PLANS ON HOLD WITH LCPD

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

A.) Crossings @ Sweet Briar Prelim Subd

Date Submitted: 10-03-07

Location/Zoned: Kimmerlings Rd & Mt Zion Rd

Scott Miller was present to discuss some items listed in the comment letter of July 30th. The overlay of the road is in question. Scott provided a print showing the various components in the road overlay where the widening is being planned. The under drain, sewer, and storm sewer is all contained in this small area.

Concrete walkways along the main thoroughfare, Briar Rose Ave, were agreed to. Scott indicated some areas on the print where the walkways are concrete and other areas where it will be macadam. The motion that had been previously passed mentioned concrete within the right-of-way. Mgr Grumbine questioned the Commission members to clarify exactly what it is that they want to see for the walkways within the right-of-way areas. Some conversation followed about opinions on the options. Chp Martin asked the members to each express an opinion. Members Smeltzer, Allwein and Tice indicated they would prefer the walkway areas within the right-of-way to be concrete. Member Martin indicated no preference for material as long as the walkways are maintained in the winter time. Mgr Grumbine suggested that Scott take the Commission's recommendation to the Board of Supervisors meeting to be held on August 17th.

Scott mentioned Lot #80 and another strip of land that goes out to Kimmerlings Road and connects to the proposed neighboring Spring Creek. The two areas had been determined to be left as is. Mgr Grumbine suggested a notation be placed on the Preliminary plan to review options for the one strip attached to Lot 80 at the time of the final submissions. If anything should change with ownership of the neighboring property (Spring Creek) a new option could be presented and discussed at that time. A note should be placed on the front page of the Preliminary submission as a reminder to review this area at the time of final submission.

Another issue that was discussed recently with the Municipal Authority was the extension of the sewer line to Mt Zion Road. When looking at this request from an engineering point of view, a manhole would be required which would have to be installed way too deep. The compromise was to run the line behind Lots #1 & #2 in an easement with a stub for future extensions. The Authority will be receiving a new sewer plan submission to review before any decisions are definitely made on this issue. Paul Zimmerman pointed out on the print the areas that could present a problem. Scott Miller stated that Scott Rights had reviewed the plan and indicated he was satisfied with this alternative. Member Smeltzer asked if he understands that Landmark will be providing a manhole and provisions for future extensions toward the Narrows Drive side. A lot of conversation about sewer availability in this area was held. Member Smeltzer reminded everyone this issue will be decided by the Municipal Authority.

Scott told the Commission that Landmark will be work on addressing the issues discussed this evening and any comments from the County Engineer. They will then re-submit the plan. Chp Martin mentioned some of the other comments listed on the letter that were not discussed this evening. Scott Miller stated that they will be working on all the outstanding questions and issues before re-submitting the plan.

B.) Harold B. / Barbara Ann Kreider Land Dev Pl

Date Submitted: 8-22-08

Location/Zoned: Tunnel Hill Rd/ AG

Sol Wolf informed Mgr Grumbine he will be meeting with Bob Gerhart Thursday, 8-13-09 to discuss the exhibits needed for the truck traffic agreement.

C.) Gregory S. / Darlene G. Nolen Final Minor Subd Plan Date Submitted: 2-19-09

Location/Zoned: Heffelfinger Rd/ Ag

There has not been anything new received on this plan to discuss.

RECEIVING OF NEW PLANS

There are no new plans this month.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) ZHB Training Being Planned**

Possible dates of September 23rd or 30th for these training sessions have been discussed. Members are asked to mark their calendars so they can attend this training session on zoning issues. As more information is available it will be forwarded to the members.

B.) Storm Water Solution

A magazine containing interesting articles on storm water management is received quarterly at the Twp. It is being made available to the Commission members should they wish to read through some of the articles. Member Smeltzer thought Member Sattazahn might be interested in reading the articles.

C.) Cornwall-Lebanon Task Force Meeting

Mgr Grumbine reported that the Managers from all the municipalities located within the Cornwall-Lebanon School District met last week to discuss drafting an RFP (request for proposal) to present at the August 31st meeting. The Task Force will be asked to review the proposal and a list of possible engineering firms. The firms would be asked to review the information and provide a proposal. After that is accomplished a multi-municipal agreement will be looked at which will contain some financial figures. The municipalities who are on the fence over the costs involved will have a better idea about what will be expected.

D.) Tenaska Update

Mgr Grumbine reported she had attended the meeting held with the Lebanon Water Authority. Tenaska informed the Authority that they are still working with Gannett-Fleming on the study for water resources. The Authority discussed concerns about drought conditions. There are contingencies put into place by the Authority for such situations. This issue would be included in the study that Gannett-Fleming is working on right now. She told the Commission members that anytime she is aware of any Tenaska presentations, she is trying to attend.

Respectfully Submitted,

Theresa L. George
Recording Secretary