

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION**

**SEPTEMBER 13, 2004**

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:

William Smeltzer ..... Vice-Chairperson  
William Tice ..... Member  
John Scheer ..... Member  
Mike Ulrich ..... Member  
Cheri F. Grumbine ..... Twp Manager

Also in attendance at this meeting was Brent McFeatters, of Matthew & Hockley Associates.

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

**COMMENTS FROM THE PUBLIC**

**MOTION TO APPROVE MEETING MINUTES** – August 9, 2004 minutes and the Joint Meeting Minutes from August 24, 2004.

**MOTION:** Was made and seconded to approve the minutes from August 9, 2004. Unanimously carried.

After taking several minutes to review the minutes the Commission took action to approve the minutes from this special meeting.

**MOTION:** Was made and seconded to approve the minutes from the Special Joint Meeting (NLT Board of Supervisors & Planning Commission) held on August 24, 2004. Unanimously carried.

**PLANNING MODULE INFORMATION:**

There are no Planning Modules for review this evening.

**ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION:**

**A.) Leon Zimmerman Subd Plan**

**Location/Zoned:** Oak & Maple Ln/R1  
**Office Submission Date:** 4-01-04

**Leon Zimmerman Subd Plan (con't)**

This subdivision plan is proposing 4 lots located between Maple & Oak Lanes. The Planning Commission had received this several months ago. This is the lot that originally had housed the water tower for the development as it progressed toward completion. A note has been placed on the plan about using the existing curb cut or replacing the curbing if another location for the driveway is chosen.

Member Tice questioned if the existing building will be removed. Mgr Grumbine confirmed the current building would be removed. Matthew & Hockley Assoc is representing Mr. Zimmerman. McFeatters said he did not have anything to add unless there were questions the Commission might have. V-Chp Smeltzer said this appears to be a “no brainer”. Apparently the neighbors are not concerned about anything with this plan, as there are none present tonight. Brent McFeatters reported there are 2 buildings, which are being demolished. Member Smeltzer asked if a permit was required for the demolition. McFeatters said he was not sure and would have to check on that. Member Smeltzer said he only asked because he was questioned about a permit on one of his jobs.

Mgr Grumbine reported that the Park & Rec fees have all been paid and a letter from County Planning indicates that all issues have been addressed and are recommending approval of the plan.

**MOTION:** Was made and seconded to approve the Leon Zimmerman subdivision plan for Oak & Maple Lanes. Unanimously carried.

**ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING DEPT**

The following plans are still on hold with Lebanon County Planning:

- A.) Countryside M H Park Land Dev Plan**    **Location/ Zoned:** Carol Ann Dr/ R-R.  
**Office Submission Date:** 06-15-00
- B.) Harold/Barbara Kreider Land Dev Plan**    **Location/ Zoned:** Tunnel Hill Rd/ Ag  
**Office Submission Date:** 12-26-02
- C.) Brohnwood Prelim Subd/Land Dev Plan**    **Location/Zoned:** Narrows Dr/ R-1  
**Office Submission Date:** 11-21-03
- D.) Living Waters Chapel Land Dev Plan**    **Location/Zoned:** Jay St/C2-A  
**Office Submission Date:** 12-09-03

Mgr Grumbine reminded the Commission that this plan was regarding storm water issues. Mgr Grumbine informed the Commission that she was in contact with Pastor Cover last week to inform him that the Township and County had not received any revised plans. Pastor Cover contacted Blue Marsh and was informed that they would be submitting revised plans this week.

**RECEIVING OF NEW PLANS:****A.)Ketchum Minor Subd Plan****Location/Zoned:** Miller St/R-1**Office Submission Date:** 8-13-04

A new plan has been submitted to the Twp office for the Planning Commission to receive this evening. This plan is a minor subdivision for a lot located on Miller St, which is in the area of the Nature Barn at Stoever's Park. Entering off N 8<sup>th</sup> Ave, if traveling on Miller St, it would be the property just after Josephine Ann Dr and before the hard turn. This is currently one lot and they wish to divide it into 2 lots. A grinder pump will be needed so the Municipal Authority is involved with the planning for this subdivision. Gravity flow is not an option due to the topography of the lot.

Member Smeltzer questioned the use of the stormwater trench details. Is this a requirement of the Twp or it is it requirement of the County's? Mgr Grumbine said she thinks it is the County requirement. Smeltzer then stated that they do not work in the wintertime. They freeze up and clog, and then there is water everywhere. Mgr Grumbine said perhaps it is something the Builders Association could approach the County about. Member Ulrich mentioned French drains. Are they not permitted any more? Smeltzer said they are definitely not permitted in garage floors but are the same design as the storm water trench details now being used.

**MOTION:** Was made and seconded to receive the Minor Subdivision Plan for the Ketchums. Unanimously carried.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:****A.)Information regarding NL Business Park Sub Plan and Valspar Land Dev Plan**

Some information has been provided to the Planning Commission regarding the NL Business Park and Valspar Plans. The information is now dated since the August 24<sup>th</sup> meeting, so is merely for informational purposes only.

**B.)Distribution of Meeting Minutes**

In an effort to cut down on all the copies and the paperwork involved with the distribution of the minutes, the Commission members are being asked if any of them have e-mail addresses that could be utilized. Mgr Grumbine stated that she would write them down and pass onto Theresa in the office. The minutes would then be distributed to the email addresses. Any members not having e-mail would still receive a copy of the minutes in the postal mail. Mgr Grumbine asked each member to state his or her preference. Members Tice & Ulrich stated they would prefer to have a hard copy of the minutes mailed to them. Member Scheer said e-mail is fine for him and member Smeltzer prefers to have minutes e-mailed to his business address. Darlene will be asked when the office speaks to her next opportunity.

**C.)MEMO from Cheri – Planning Commission and Manager Discussion**

A MEMO had been mailed to the Planning Commission members from Manager Grumbine. The Commission members agreed they would prefer to discuss the issue of meeting procedures following the regular meeting.

As there was not any other items to discuss the members were in agreement to adjourn.

***MOTION MADE SECONDED AND UNANIMOUSLY CARRIED TO ADJOURN.***

Respectfully submitted,

Theresa L. George  
Recording Secretary