

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 12, 2005**

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 Tice	Member
John Scheer	Member
Mike Ulrich	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting was, Bob Stackhouse of Stackhouse & Bensinger and several members of the public.

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

COMMENTS FROM THE PUBLIC

There were no Comments from the Public this evening.

MOTION TO APPROVE MEETING MINUTES

Chp Martin told the Commission members the minutes from June 13, 2005 were available for action by the Commission. The July and August meetings had been cancelled due to any new activity on the plans in process.

MOTION: Was made and seconded to approve the minutes from June 13, 2005. Unanimously carried.

PLANNING MODULE INFORMATION

There are no Planning Modules for review this evening.

ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION

**A.) Briar Lake Final Subd Plan Phase II Location/Zoned: N 8th Ave&Maple St/R-2
Office Submission Date: 5-06-05**

This plan submission is for Phase II of the 50+ community being constructed off N 8th Avenue. This Phase contains (34) townhouse units, (1) residential unit and (2) open space areas. An access off Maple Street is also included in this Phase. Sheila Wartluft has reported the Park & Rec agreement have been signed and applicable fees paid. The NLT Municipal Authority has indicated all sewer issue has been resolved and a letter from Lebanon County Planning indicates their recommendation of approval to the Board of Supervisors. Mgr Grumbine stated the Preliminary Plan for this development has been previously approved and now the Phases are being constructed 1 at a time.

Mr. Bob Stackhouse of Stackhouse & Bensinger was present to answer any questions or comments the Commission members might have. Chp Martin questioned if there are any design changes for this plan from the Preliminary Plan, which had been approved previously. She was told there were no proposed changes. A PADOT permit had been received for the Maple Street access and was then granted extended when needed.

Briar Lake Final Subd Plan Phase II (con't)

Member Scheer started a discussion about the multiple developments proposed for this area. He expressed concern about the intersections and the anticipated traffic problems. Scheer questioned who is going to be responsible for any improvements that will be needed. Chp Martin replied it would be the developer's responsibility. She reminded him these conversations were held when the Preliminary Plan for new development had been submitted. Member Scheer stated he does not remember discussing the traffic issues at all. He is concerned that the traffic problems is one issue that is not given enough consideration when these new plans are submitted to the Twp. Another intersection he is concerned about is N 8th Avenue and Weavertown Road.

Mgr Grumbine responded that this is an issue that would have been discussed at the Preliminary processing. The developer is guaranteed (5) years from Preliminary approval, to meet all existing approved issues. At this point in time the "rules" cannot be changed. She said the Municipalities Planning Code protects the developer during the Planning process. For (5) years the developer is grandfathered. After the (5) year period, if the developer seeks an extension, any new Ordinances could then be enforced. Chp Martin said she remembers discussing the traffic and the fact that a PADOT permit was required. The Township would have to abide by PADOT's decisions. Mr. Stackhouse explained his understanding of what had happened at the time the PADOT permit was applied for and the traffic study had been completed. The results of the traffic study are what determine any improvements that would be needed.

MOTION: Was made by Member Tice and seconded by Chp Martin to recommend approval of the Briar Lake Phase II Final Subdivision Plan. Members Martin and Tice voted in favor of the motion. Member Scheer and Member Ulrich voted no to the recommendation of approval on the plan.

Motion died. There will be no Recommendation to the Board of Supervisors for this plan. A question was asked about "Roberts Rule of Law". When there is not a full quorum, such as this evening, does the rule not come into effect? Mgr Grumbine replied the Planning Commission is a recommending Board only. They do not have any approval authorities. The approval process lies with the Board of Supervisors.

ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING DEPT

The following plans are still on hold with Lebanon County Planning and no new information has been received from either developer.

A.) Woodlea Phase 3 Final Subd Plan Location/Zoned: Gary Ave/Watson St
Office Submission Date: 10-28-04

B.) Spring Creek Preliminary Subd Plan Location/Zoned: Kimmerlings Rd
& N 8th Ave/ R-1 & R-2
Office Submission Date: 1-10-05

RECEIVING OF NEW PLANS

A.) Homestead Acres Phase IV Final Subd Pl Location/Zoned: off Grace Ave/R-1
Office Submission Date: 8-04-05

Mgr Grumbine explained this is the final phase of Homestead Acres, which is located off Grace Avenue. Previously the Commission had discussed the various wetland issues involved with this plan. Member Scheer questioned where a second access would be located in this development. Mgr Grumbine replied there has been some provision for future access from Grace Ave to Water Street. The original plan proposed that the existing Twigg Ave be connected to the new Phase. However DEP had objections to the wetlands being disturbed.

Homestead Acres Phase IV Final Subd Pl (con't)

After much discussion about the accesses to the development, Mgr Grumbine stated that, when and if, the Cikovic property ever gets developed the stub road in Phase IV of Homestead could be connected to that proposed development. The Twp would have the option to request the road connection at that time. The Cikovic property bounds both Jay Street and Horizon Blvd. Chp Martin commented another factor would be whatever Perry's decide to do with their property. She stated any changes indicated on this final plan submission would be in relation to the wetland issues and the changes in road location and design. This plan is presented to the Commission for receiving tonight. Mgr Grumbine added that she would have comments prepared by the next meeting. She also told the Commission that it has been decided to hire an independent Engineer to deal with the (2) bridges that will be required for this Phase. The Engineer the Board has chosen is Wilson Consulting. This is the firm that conducts the bridge inspections for the Township. Mgr Grumbine mentioned all issues with these bridges would be discussed and presented to the Planning Commission before a recommendation is requested for the Plan.

MOTION: Was made by Member Scheer to receive Homestead Acres Phase IV Final Subd Plan and was seconded by Member Ulrich. Unanimously received by the Planning Commission.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:**A.)Lebanon Valley Movie Theater Subd/Land Dev Plan**

A plan submission was brought to the Twp office regarding the proposed movie theater expansion project at the Lebanon Valley Mall and there was some confusion about the amount of fees that should be submitted. This submission will be on the agenda at the next meeting for Receipt by the Planning Commission. Member Tice mentioned he had read an article in the paper about this plan submission. Mgr Grumbine explained there had been a Zoning Hearing about some waivers that had been requested.

B.)County Comprehensive Plan Presentations

Member Scheer started a conversation about the presentations that had been offered by Lebanon County Planning. He asked what opinions his fellow members had gained from attending these informational meetings. The fact that the presentations were mainly about traffic issues was discussed. Chp Martin mentioned that the issue of traffic seems to be a large concern for everyone, as tonight's discussions verify.

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

Respectfully submitted,

Theresa L. George
Recording Secretary