

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
SEPTEMBER 11, 2006**

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
John Scheer	Member
A. Bruce Sattazahn	Member
Cheri F. Grumbine	Township Manager

Also in attendance at this meeting were 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.

MEETING MINUTES

The meeting minutes from August 14, 2006 were presented for action. It was decided to table until the next meeting. The minutes from June 21 will also be acted upon at the next meeting.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Spring Creek Preliminary Subdivision Plan

Location/ Zoned: Kimmerlings Rd & N 8th Ave / R1 & R2 Date Submitted: 1-10-05

Mike Saxinger of Saxinger & Black was present to discuss this Preliminary plan for Spring Creek. This plan shows 38 single-family structures and 31 townhouse units. Chp Martin questioned if all the stormwater issues have been approved. Saxinger responded it has all been approved. He also reported to date there is only one builder involved with the construction of this development and the plan is to be completed in 2 phases. Mike Saxinger told the Commission he had prepared some cost estimates on the stormwater improvements that will be provided in this particular area, which he provided to the Commission members. Chp Martin stated the letter from County Planning dated Sept 11 reports that all issues have now been addressed.

Member Sattazahn said he is still concerned about the maintenance issues with the stormwater retention areas should the property owners decide NOT to maintain it properly. What option does the Twp have in this situation? Mgr Grumbine replied that a recorded document, referred to, as the Building and Use agreement, will contain the maintenance issues involving specific lots requiring this attention. She read the portion of the agreement she was talking about. Member Sattazahn questioned the proposed wildflower plantings involved with this plan. Saxinger reminded Mgr Grumbine about the maintenance issues with Lot 21. Some discussion followed on the issue of wetlands versus the retention basin. The Commission members repeated their concern about the property owner being aware, when purchasing Lot 21, of the fact they will be required to maintain the area in accordance with the approved plan.

Member Sattazahn, mentioning his experience with wildflower plantings, stated he has a real concern about the fact that the plantings beyond a 2 or 3 year time period will require the property owner to hire a professional to redo the plantings. After much discussion Chp Martin suggested the Commission discuss recommendations to be made to the Supervisors regarding revisions of the current vegetation Ordinances for the Twp. Member Sattazahn said he is in agreement with her suggestion. Members Martin and Sattazahn agreed that there should be specific language attached to the deeds of these specific lots regarding the required maintenance issues for each property owner.

Spring Creek Preliminary Subdivision Plan (con't)

Mgr Grumbine suggested that Saxinger fax her some verbiage to review for these deed attachments. Some discussion was held on the traffic issues and concerns of the Commission members on this issue. After much discussion Chp Martin reminded the Commission members they must vote on the Ordinances and the compliance of the Ordinances, not on feelings or opinions. Member Scheer decided he would not tender a vote. Member Sattazahn stated he would very much like to deny the plan because of the burden he feels it will bring on the Twp but he realizes he cannot vote on emotions. All the Ordinances have been complied with in this situation. Chp Martin said she agrees there are going to be problems ahead with traffic issues but she also agrees they have met all current Ordinances. She would also like to suggest the Planning Commission start discussions on recommendations to the Supervisors regarding some of the traffic issues and vegetation issues that could be revised in the current Ordinances.

MOTION ON RECOMMENDATION TO THE BOARD was made and seconded for approval of the Preliminary Subdivision Plan called Spring Creek. The vote is recorded as 3 members for approval and Member Scheer abstaining from a vote. Majority carries the vote.

Some discussion was held on Impact Fees and the feasibility of these fees. Chp Martin stressed again her concerns about the future traffic problems in this area. Mike Saxinger assured her he would be informing Landmark of all the concerns he has heard expressed here tonight regarding traffic issues.

PLANS ON HOLD WITH LCPD

The following are plans that are still on hold with the Lebanon County Planning Department. Any additional information for any of these plans has been included with your packets.

A.)Woodlea Phase 3 Final Subdivision

Location/ Zoned: Gary Ave & Watson St / R-2

Date Submitted: 10-28-04

B)Homestead Acres Phase IV Final Subd

Location/ Zoned: off Grace Ave / R1

Date Submitted: 8-04-05

Mike Saxinger told the Commission that, with the exception of the joint DEP permit regarding the bridges in the wetlands, all the other issues have been dealt with and addressed. He said the plan is now to approach the County, next month, for another time extension to the Preliminary Plan in order to get this permit issue addressed.

C.)Brian Amerman Minor Subdivision Plan

Location/Zoned: off Narrows Dr/ R-2

Date Submitted: 12-08-05

The Commission discussed the inactivity of this plan. Mgr Grumbine explained the current process for the plans, such as this one, that come in and then remain inactive for no specific reason. Chp Martin said perhaps the Commission should discuss revising an Ordinance to control this type of inactivity once a plan is submitted.

MOTION FOR RECOMMENDATION to send a letter of notification to the owner that if no response is heard within the next 30 days, the submission will be removed from the docket.

E.)Restoration Connection Inc. (Conestoga Log Cabin Leasing) Subd Pl (4 lots)

Location/Zoned: Water St/ Ag

Date Submitted: 5-10-06

Chp Martin pointed out to her fellow members that a name change has been submitted for this plan.

F.) James M. Morrissey Minor Final Subd Pl (1 lot)

Location/Zoned: Mt. Zion Rd

Date Submitted: 5-23-06

A Memo was provided to the Commission members from Sheila Wartluft. Proper documentation has not been received in regards to sewer issues. Until that information is received and reviewed she is recommending no approval be given on this plan.

G.) Seyfert Subdivision Plan – 8 lots

Location/Zoned: off Narrows Dr/

Date Submitted: 6-26-06

Mgr Grumbine told the Commission members there are not many issues that are still outstanding with this plan. The Commission took a few minutes to review the comment list provided to them.

H.) Ann/Stephen Zimmerman & Veronica Klopp Minor Subd PlLocation/Zoned: N 8th St

Date Submitted: 7-26-06

RECEIVING OF NEW PLANS**A.) Lorraine Bisson Minor Subd Pl (Lot Add)**

Location/Zoned: Tunnel Hill Rd Ag

Date Submitted: 9-08-06

This minor Subdivision Plan is for a lot addition from the lands owned by Lorraine Bisson and added to lands owned by the Historical Society for the Union Canal Tunnel Park. It is located on the north side of Tunnel Hill Road. A question was raised about the old pump station property. Mgr Grumbine said that is something the Municipal Authority will be reviewing and deciding what to do with it.

MOTION was made and seconded to receive the plans for the Lorraine Bisson Subdivision Plan. Unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Ordinance No. 1-2006 & Resolution No. 6-2006**

Information has been provided to the Commission members regarding certain submissions that are lot additions. The Ordinance and Resolution explain the requirements for submission and approvals for these types of plans.

B.) Harold Kreider Property – Tunnel Hill Road

At the last meeting a written request was received from County Planning regarding the Harold Kreider property located on Tunnel Hill Road. They had requested a recommendation on whether or not a plan would be acceptable for submission. Solicitor Wolf is advising the Planning Commission **not** make any type of recommendation on the information received from Mr. Kreider's attorney. A formal submission of a plan should be required.

MOTION was made and seconded to comply with the Solicitor's advice and not make any type of recommendation on the Kreider information provided by Lebanon County Planning. Unanimously carried.

C.) Traffic Concerns

Member Scheer said he feels strongly there must be something done to protect the Township from the developers who "come into town, drop a load of new people off, take off and stick the Township with providing for the new people". He repeated he feels it is unfair to the current residents of the Twp. Chp Martin asked him for a suggestion. He repeated that something has to be done. Chp Martin agreed saying all the municipalities are going through the same problem, trying to figure out what to do with the traffic problems. Mgr Grumbine said she could ask Lebanon Co Planning or the MPO committee to attend a meeting and explain the restrictions on traffic issues when dealing with Subdivision Planning.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary