

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 8, 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
William Smeltzer .....	V-Chairperson
William Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein .....	Member
Cheri F. Grumbine .....	Twp Manager

Also in attendance at this meeting were Scott Miller of Stackhouse Bensinger, Brent McFeaters of Matthew & Hockley Assoc. and Mike O'Donnell and Josh Weaber of Steckbeck Inc. as well as some 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 August 11, 2008. Unanimously carried.

**PLANNING MODULES FOR APPROVAL**

**A.) Cikovic Minor Subdivision Plan**

A copy of the Planning Module Component 4 was provided to the Planning Commission members to review. Authorization for the Chairperson to sign off on the module is needed for this evening.

**MOTION** to approve the signature of the Chairperson on the Cikovic Planning Module was made and seconded. Unanimously carried.

**ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD**

**A.) Mary E. Kreiser Minor Subd Plan** Submission Date: 3-26-08

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

Brent Mc Featers is present to answer any questions the members might have about this plan. Mgr Grumbine asked the Commission members to consider a condition be placed on the plan that the Municipal Authority approval be received at their meeting this coming Thursday. The Commission members reviewed the information on the plan. A letter from Lebanon County Planning recommends approval of the plan.

**MOTION** was made and seconded to recommend approval of the Mary E. Kreiser Minor Subdivision Plan. Unanimously carried.

**B.) Lebanon Rails Business Park Final Subdivision Plan** Submission Date: 6-18-08

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

This plan is for the third lot to be subdivided off the parcel owned by the Lebanon Valley Economic Development Corporation. The plan recognizes this as Lot #3. Mgr Grumbine reminded the Commission this is the subdivision plan and there is a Land Development Plan for this lot also currently under review. Member Smeltzer questioned the reasoning for the space in between the parcels of land.

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**Lebanon Rails Business Park Final Subdivision Plan (con't)**

He also questioned Mgr Grumbine if Solicitor Wolf is satisfied with this design. Mgr Grumbine stated there will be an easement agreement drafted for signatures and recording regarding the easement.

Chp Martin said she has concerns about the irregular shape of the lot and the Dresch's land. Josh Weaber explained part of the problem is the odd shape of the Valspar lot. The LVEDC and the purchasers of the lot wish to stay to the east side of the Dresch lane. The result is an irregular shape for the lot. Weaber stated there was some talk of the buyer possibly expanding in the future. An economic issue prevents them from doing so at this time. LVEDC has indicated they have an interested buyer for the remaining lot. Member Smeltzer agreed that the lot is a buildable size lot. However, the building would have to be a small one.

**MOTION** was made and seconded to recommend approval of the LVEDC Final Subdivision Plan for Lot #3. Unanimously carried.

**C.) Cikovic Minor Subd Plan**

Submission Date: 5-02-08

Location/Zoned: Jay St &amp; Horizon Blvd/ R1

A copy of the letter from LCPD recommending approval with the condition that the Municipal Authority approve the plan at their meeting on Thursday night was provided to the members. This plan shows an existing single family residence being subdivided from the residual Cikovic property. Mike O'Donnell was present to answer any questions that the members might have concerning this plan.

**MOTION** was made and seconded to recommend approval of the Cikovic Final Minor Subdivision Plan conditional upon Municipal Authority approval on Thursday evening. 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

Scott Miller informed the Commission he is still working with the Lebanon County Conservation District on some stormwater issues. He hopes to have this plan moving by the next meeting.

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

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

There has been no new information regarding this plan.

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

Location/Zoned: Tunnel Hill Rd/R-1

Submission Date: 3-06-07

A letter from Lebanon County Planning Dept states there has been an extension until November 23, 2008 to move the plan towards completion. This will be the last extension granted.

**E.) Herman/Patricia Dundore Minor Final Subd**Location/Zoned: N 4<sup>th</sup> Ave & E Canal St

Submission Date: 8-28-07

There has been no new information received regarding this plan since the Supervisors denied the request for sidewalk waivers.

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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 was present to discuss the waiver request for the sidewalk issue within this private community. The traffic issue will be discussed with the Transportation Planners from LCPD at a meeting Mgr Grumbine scheduled for 9-11-08. Comments will be generated pertaining to traffic after this meeting.

The other issue is the request for waiver from sidewalks. Scott displayed a colored map showing a proposed walking path, not a conventional. The goal is to provide a walkway to the community center. Member Sattazahn brought up the issue of winter maintenance of the trail located in Briar Lake. Is the pathway plowed and cindered in the winter time? Paul Zimmerman stated the Homeowner's Association is responsible for the winter maintenance. Member Sattazahn asked if prior to the HOA taking ownership; Landmark was providing winter maintenance. Is this correct? Zimmerman stated a maintenance company was hired to do the maintenance.

Member Sattazahn asked about parking along the streets. Zimmerman agreed the cars do park in the street. Sattazahn continued on by saying he is still concerned about the residents being forced to walk further in the street to circle the cars. Paul Zimmerman told the Commission members during conversation with the Briar Lake residents, the residents told Landmark repeatedly that they did not wish to have sidewalks. Cliff Weaver told the Commission the walking trails were very much wanted by the residents. Chp Martin questioned if the walking trails were macadam. Cliff Weaver confirmed they are macadam and are wide enough to accommodate a wheelchair.

Member Sattazahn referred to a conversation at last month's meeting to provide sidewalks on one side of the street. Miller explained the residents desire to not have sidewalks located in front of the homes. Thus that wish is what dictated the design of the walking path. Member Sattazahn said he has real safety concerns about not having sidewalks for the residents to walk on and avoid walking in the street. Scott stated that he remembered discussing at the last meeting that as long as there was access through the center spine area, that the neighbor clusters really only needed some type of access to the main walkway. He thought the discussion indicated that would be adequate. He explained the difficulty of granting access due to the grading and slopes of some of the areas. If a safe access point to the main walkway is provided, the traffic in the side areas would be very minimal. Member Sattazahn stated again that he feels strongly that the properties that do not have direct access to the walking path should have sidewalks to get them to the walking path. If it is offered on one side of the street he is fine with that. However safe access should be provided to all the residents.

When Sattazahn mentioned Narrows Glen development, Zimmerman stated that the Narrows Glen development is home to children. A 50+ community is something very different and there is no comparison. Zimmerman explained that what Sattazahn is asking for is the complete opposite of what LCPD is moving toward. Instead of decreasing hard surface coverage, he is asking for double coverage, a sidewalk system and walking paths. Scott Miller told the Commission he has designed a lot of retirement communities. Most of the residents do not like the sidewalk systems due to the constant changes and the breaks for driveways. The Conservation District as well as DEP is constantly trying to reduce the amount of paving. He reminded the Commission the road system will be a privately owned system. Another point he made was that the Twp's road specification were followed for designing the streets.

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

Member Sattazahn said there is one large difference between Briar Lake and The Crossings, in his opinion. Briar Lake is a community which leads to nowhere except within the community. The Crossings, whether it is liked or not, will be used as a shortcut from Mt Zion Rd to Kimmerlings Road, thus creating more traffic.

Cliff Weaver discussed a possible solution to Sattazahn's concerns by placing a sidewalk system along Briar Rose Ave, which is the main road through the development. Chp Martin asked for opinions from the other Commission members. Member Tice said he would be satisfied with Weaver's solution of providing a sidewalk along the main thoroughfare. Member Allwein said he is torn as his development where he lives does not have sidewalks. While there is not a problem now, he feels it is a Twp regulation and the issue needs to be addressed somehow. Chp Martin said she likes the idea of the walking path but agrees the areas where the path is not accessible must be addressed. Discussion continued on pros and cons of the sidewalks.

Chp Martin asked each member to voice their recommendation.

**Member Smeltzer** said he feels the sidewalks should be mandated throughout the whole community on at least one side of the street for safety reasons.

**Member Sattazahn** said he is in favor of mandating sidewalks on one side of the street throughout the whole community.

**Member Tice** said he is in favor of sidewalks on one side of the main street only.

**Member Allwein** said he is in favor of sidewalks on one side of the main street only.

**Member Martin** said she is in favor of the walking trails and addressing the areas where the walking trails are not immediately accessible to the residents.

Scott Miller asked Cheri if she would take the decision to the Supervisors for Monday night's Board meeting. He said he also would appreciate her comments on the traffic study as soon as possible. Chp Martin and Member Allwein asked that a copy of the sidewalk regulations be provided to the Commission members by the October meeting. Mgr Grumbine agreed to have the information to the members for their review.

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

Submission Date: 5-20-08

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

There is no new information on this plan. There are some traffic flow issues being worked on for resolutions.

**H.) Seyferts Orchards Inc Minor Subd Plan (lot addition)**

Submission Date: 7-16-08

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

The legal descriptions were today in the office and will be reviewed by Sol Wolf and the Municipal Authority.

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

Submission Date: 7-16-08

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

Revised plans had been received today and the developer's agreement is being drafted by Solicitor Wolf.

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**RECEIVING OF NEW PLANS**

**A.) Clarence D. (dec)/ Ethel M. Buchmoyer Final Minor Subd Pl** Submission Date: 8/13/08

**Location/Zoned:** Prescott Dr/RR

This plan is showing the creation of a single lot to be serviced by onlot sewer and onlot wells. There is an existing dwelling so this new lot will be marked as Lot #2. Member Smeltzer questioned an existing driveway. Mgr Grumbine stated a neighboring farmer had used the driveway. The daughter of Mrs. Buchmoyer informed Mgr Grumbine that she would contact the Engineer to have the driveway/easement removed from the plan. The Commission reviewed the details on the plan.

**MOTION** was made and seconded to receive the Buchmoyer Final Minor Subdivision Plan. Unanimously received.

**B.) Harold B./ Barbara Ann Kreider Land Dev Plan** Submission Date: 8/22/08

**Location/Zoned:** Tunnel Hill Rd/AG

Mgr Grumbine reported to the Commission that this plan deems to be the same proposal for chicken houses as had been submitted previously. The obstacle of the trucks traveling the shared lane was the sticking point previously. A truck demonstration had been performed several months ago which indicated certain trucks could negotiate the turning radius required for travel on the lane. Sol Wolf is drafting an agreement requiring the flagging activities that will be need to be performed each time the trucks travel Tunnel Hill Road and turn into the lane. There are some other items that will be listed in the agreement that had been discussed during the demonstration. Conversation followed about enforcement of the flagging activities and what happens after the first violation. Mgr Grumbine reported it will be up the Solicitor and the courts as to how that will be handled.

**MOTION** was made and seconded to receive the Kreider Land Dev Plan. Unanimously carried.

**C.) John F. / Jeanne M. Strack Minor Subdivision Plan** Submission Date: 8/28/08

**Location/Zoned:** Nettie Dr/RR

This plan is showing a single lot being divided off the existing farm. Access for the new lot will be off Nettie Drive. The lot is to be serviced by onlot sewer and onlot well water. The Engineer pointed out several features of the land and the proposed planning. After some discussion the Commission moved to accept the plan.

**MOTION** was made and seconded to accept eth John Strack Minor Subdivision Plan. Unanimously carried.

**ITEMS FOR COMMENT & DISCUSSION**

**A.) MEMO** – Lebanon County Planning, Bob Sentz

Bob Sentz from Lebanon County Planning Dept is forming a committee of all interested municipalities and School Districts was forwarded to the Commission members. A kick off meeting is scheduled for 6:30pm September 29. The idea is to eventually get into a multi-municipal Comprehensive plan. After some conversation Charlie Allwein volunteered to attend the first meeting on behalf of the Planning Commission. Chp Martin mentioned she may be interested but will have to check her schedule.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary