

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
SEPTEMBER 14, 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 Tice .....	Member
A. Bruce Sattazahn .....	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine .....	Twp Manager

Absent Members: William Smeltzer

Also in attendance at this meeting were 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**

**MOTION** was made and seconded to approve August 10, 2009 minutes. Motion unanimously carried.

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

There are no plans for recommendation for this evening.

**PLANNING MODULE FOR RECOMMENDATION**

There are no Planning Modules for approval this evening.

**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

The September 9<sup>th</sup> comment letter from Mgr Grumbine was provided to the Commission members. The following is a list of some of the outstanding comments which still need to be addressed.

1. Municipal Authority sewer approval
2. HOP approval for Mt Zion entrance
3. Home Owner Association documents, which would include the Declaration; response to Sol Wolf comment letter asking for revisions
4. Joint DEP permit – possible to be required at time of final plan submission with agreement NO sewer work to be completed until permit is received
5. Flag lots need to be recognized by LCPD

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

Date Submitted: 8-22-08

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

Lebanon County Planning has indicated they are satisfied with the plan to date. Sol Wolf continues to work on the truck traffic agreement. A list is being drafted for Intensive Ag district requirements such as the approved Nutrient Management Program, manure storage system information must be provided, Emergency Action Plan and adequate water supply information, an odor control plan and the insurance information must be provided with the permit application. The E&S approval has already been received and provided to the Commission members.

Member Allwein questioned the PADOT turning radius and the approval from PADOT. Mgr Grumbine explained that legislation had been passed a few years ago that exempted farm lanes from the permitting process, specifically addressing this property.

**C.) Gregory S. / Darlene G. Nolen Final Minor Subd Plan**

Date Submitted: 2-19-09

**Location/Zoned:** Heffelfinger Rd/ Ag

A conversation with Brian Hockley's office has indicated there is a problem locating an area for the required secondary location for the onlot septic system. A solution is being sought. Member Martin questioned what option there would be if a secondary site is not found. Mgr Grumbine replied the plan would have to be withdrawn.

**RECEIVING OF NEW PLANS**

There are no new plans this month.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS****A.) ZHB Training – September 30, 2009**

A seminar has been scheduled for September 30, 2009 @ 6:30pm. Registration will begin at 6 pm. "The Duties of the Zoning Board" is the topic. The session should be over by 9:30 pm. All four members in attendance indicated they would be attending and would inform Member Smeltzer that he should be attending also.

**B.) Tenaska Update**

The Swatara Watershed Association held a meeting recently which Cheri and Sheila had attended. Dan Culver spoke on the Tenaska topic. Most of the information was repeated from previous sessions with nothing new to add. The minutes from the meeting had been emailed to the Commission members to review before the meeting this evening. Mgr Grumbine asked if there were any comments or questions.

Member Martin questioned the Ag Security regulation pertaining to 500 acres being required for a rezoning request. This parcel is 350 acres. Mgr Grumbine explained some of the requirements for setting up the Ag Security Program when the Township had gone into Security about 20 years ago. The requirement to start an Ag Security area is 500 acres. However future additions have no acreage requirements. The question of rezoning does not apply to this situation at this time.

Some general discussion followed about the Tenaska topic and the future needs for electricity. Discussion about whether or not it would be maintained for this specific area was held.

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**C.) Cornwall-Lebanon Task Force Meeting**

As a result of the August 31<sup>st</sup> meeting, 3 documents were drafted. Copies of these 3 documents were provided to the Commission members. Mgr Grumbine explained the importance of these documents in regards to the already adopted County Comprehensive Plan.

**D.) October 16, 2009 – County Convention**

The Convention is being held at the Quality Inn in Lebanon on 10-16-09. Between the hours of 1 to 3pm, Harry Roth of Roth Engineering will be speaking on regional comprehensive planning. Mgr Grumbine encouraged the Planning Commission members to attend the afternoon session and hear Mr. Roth's presentation. Mr. Roth is currently working on the regional plan for the Palmyra area, North and South Londonderry, Palmyra Borough and the school district.

Respectfully Submitted,

Theresa L. George  
Recording Secretary