

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
OCTOBER 13, 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 Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein	Member
Cheri F. Grumbine	Twp Manager

Also in attendance at this meeting were some members of the public.

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

There were no comments from the public this evening.

MEETING MINUTES APPROVAL

MOTION was made and seconded to approve the minutes of September 8, 2008. Unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Always Bagels Final Land Dev Plan Submission Date: 7-19-08

Location/Zoned: Handford Drive/Ind

This Land Development Plan is the follow up from the subdivision plan which had been approved last month and is located in the Lebanon Rails Business Park. Commission members reviewed the plans. Chp Martin mentioned some of the details of the plan such as driveway, stormwater and an easement located on this property. All issues seem to have been resolved. She asked for questions or comments from the members.

MOTION was made and seconded to recommend approval of the Final Land Development Plan for Always Bagels. Unanimously carried.

B.) Pierre/Eleanor Maeder Minor Subdivision Plan Submission Date: 3-06-07

Location/Zoning: Tunnel Hill Rd/ R1

A letter was received from Lebanon County Planning informing the Twp that the Maeders have requested a withdrawal of this minor subdivision plan. The Commission is not required to take any action and this is informational only.

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

The Engineer has been working on an E & S permit approval and has now received a letter of approval from County Conservation. Scott Miller, engineer for this plan, indicated he expects to be ready for a recommendation from the Commission at the November meeting.

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

Location/Zoned: Weavertown Rd/RR

Submission Date: 3-05-07

Although the signed Park & Rec agreement has been received, the P & R fees have not been paid for this plan. Revised legal descriptions and deeds have been received and reviewed by Sol Wolf. Josh Weaber of Steckbeck Engineering stated that they had been hopeful to be ready for this evening however it did not work out that way. He expects this plan to be ready for a recommendation at the November meeting.

D.) Herman/Patricia Dundore Minor Final SubdLocation/Zoned: N 4th Ave & E Canal St

Submission Date: 8-28-07

There has not been any new information on this plan since the Supervisors denied the waiver requests for sidewalks and curbing.

E.) The Crossings @ Sweet Briar Prelim Subd

Location/Zoned: Kimmerlings Rd & Mt Zion Rd

Submission Date: 10-03-07

A meeting had been held with Lebanon County Planning, County traffic planners and Township personnel on September 11 to discuss a traffic study and various other related traffic issues. A copy of the letter which County had forwarded to Scott Miller, engineer for this plan, has been provided for the Commission members. Also provided is a copy of the decisions the Supervisors had made on waiver requests.

Member Sattazahn questioned the maintenance issues. He is not clear if the maintenance, especially winter, requirements are the same for walking paths as for sidewalks. The Supervisors had agreed to a combination of sidewalks on one side of the main road throughout the community and walking paths in the other areas. However nothing was clearly stated about the maintenance issues. Mgr Grumbine said the Homeowners Association agreement would have to be read to see if this issue is addressed. Member Sattazahn stated that if this walking path, which is blacktop, is substituted for a sidewalk than the maintenance needs to be spelled out and defined much like the sidewalk ordinances. He repeated he feels this issue needs to be clearly stated.

F.) Sunoco/Walmart Minor Subdivision Plan

Submission Date: 5-20-08

Location/Zoned: E Lehman St & 15th Ave/C2A

A 90-day extension has been granted for this plan. The developer has submitted an agreement to Sol Wolf regarding the shared traffic access with Wal Mart and the shared stormwater facilities. Sol Wolf is conducting his review of the agreement and the Municipal Authority will be reviewing the sewer easement agreement.

G.) Seyferts Orchards Inc Minor Subd Plan (lot addition)

Submission Date: 7-16-08

Location/Zoning: Mt Zion Rd/ Ag

The legal descriptions were received in the office and had been reviewed by Sol Wolf and the Municipal Authority.

Seyferts Orchards Inc Minor Subd Plan (con't)

The additional verbiage required by Resolution 6-2006 must be added and the Municipal Authority engineer has indicated no sewer review is needed for this particular plan.

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

Location/Zoned: Prescott Dr/RR

A review letter from Scott Rights, Municipal Authority engineer, indicated approval from the County SEO will be required for this plan as it is an onlot system.

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

Location/Zoned: Tunnel Hill Rd/AG

Sol Wolf is working on drafting an agreement regarding issues with the truck demo. He is working with Bob Gerhart to provide the exhibits for the agreement. A member of the public questioned why the neighbors were not notified about the truck demonstration. Mgr Grumbine stated Matthew & Hockley Engineer and County Planning had scheduled the demo. They had notified the Twp one day prior to the actual demo. Mgr Grumbine provided a copy of the drafted agreement to the Commission members for their review. Any comments the members have will be noted in order to consider before the agreement is finalized.

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

Location/Zoned: Nettie Dr/RR

The Park & Rec fees have been paid and the signed agreement returned. A letter from County Conservation indicating approval of the Erosion and Sedimentation Plan has been received. Scott Rights informed the Municipal Authority approval of the onlot system is needed from the County SEO for this plan.

RECEIVING OF NEW PLANS

A.) Elizabeth Shaak/ Daniel Margut Subd Plan – (3) Lot Additions Submission Date: 9-29-08

Location/Zoned: Tunnel Hill Rd/ AG & R1

This plan is showing several lot additions between neighboring property owners. Due to the new regulations legal descriptions and new deeds will be required. The legal descriptions will be reviewed by the Municipal Authority and Sol Wolf. Mgr Grumbine told the Commission members this is located on Tunnel Hill Rd just before the bend at Hillside Drive. She explained the lot additions that are proposed for 3 different property owners. Some discussion about easements took place.

MOTION was made and seconded to receive the Shaak/Margut Subd Plan. Unanimously received.

ITEMS FOR COMMENT & DISCUSSION

A.) Joint Comprehensive Planning

Member Allwein reported on a session he had attended in September regarding joint Comprehensive planning. He reported on some of the various issues that are examined when considering joint planning. He stated that they will meet again on December 29th. Mgr Grumbine stated the group plans to invite Dean Fernsler to attend and discuss some of the misunderstandings about joint comprehensive planning. She explained each municipality will retain their own identity.

Joint Comprehensive Planning (con't)

They hope to hear from some of the Commissioners and Supervisors who have already gone through joint planning. Mgr Grumbine reminded the Commission that the County Comprehensive Plan is adopted and would make our Comprehensive Planning an easier task. Member Allwein said discussions about traffic planning were also included.

B.) Training Seminar – MPC Made Easy

During the April meeting the members suggested scheduling a training session locally about the Municipal Planning Code. We have been in contact with PSATS to schedule a date with an instructor to be held at our building. Once all the details are arranged the Commission will be notified so they can note it on their calendars.

C.) Viewing for the Tunnel Hill Road Truck Demo

Mgr Grumbine asked the public to come to the front to view the demo on the computer she had set up. The public viewing the demo were Bob Hoffman, Joe & Linda Bonalle and Gloria Wampler. Bob Hoffman told Mgr Grumbine that the truck and the trailer used for the demo are not the trucks and trailers that would be used for the chicken and feed deliveries. Bob Hoffman stated the truck used is a spare truck. The trucks used now are sleeper trucks. The trailer that should have been used measures from 13.8 to 13.9 high and have a bulkhead on them. The trailers are 13.6 high and should be loaded with 20 mods stacked on top of each other. It would then measure 13.8 to 13.9 high. The length of the trailer shown in the demo is only a 46 ft trailer. What is used is a 48 ft trailer. There are several other types of trucks that could be used. These trucks are even larger in size. Notes were taken by Mgr Grumbine on the truck information as the discussion continued. Joe Bonalle questioned whether there are any PADOT requirements regarding number of flagmen and the location. The brush piles and snow were sighted as potential problem issues. Hoffman stated the trucks leaving this location will definitely be overweight. Chp Martin mentioned some of the details listed in the drafted agreement. Bob Hoffman stated he feels the specific acceptable trucks and trailers should be listed in the agreement. He mentioned the other types of trucks that will be required to operate this business. Another issue was raised about the waste and the trucking activities that will be required to accomplish that.

Joe Bonalle stated he had measured the pipe located at the bottom of the lane. It measures 3 foot round. He said there has been 6 ½ feet of blacktop dumped in the wetland area. Mgr Grumbine told him she had emailed Rick Bolt, County engineer, concerning the pipe in the driveway area. Another question Bonalle had was in regards to living arrangements, are they planning to live in the farmhouse or build a new structure? Mgr Grumbine said she has not been told what their plans are for living arrangements. Member Allwein asked about the snow plowing and/or removal. Will it be placed on Kreider's property? Another question discussed was a definite travel route for the trucks. After some discussion the neighboring residents asked to be notified if another truck demonstration is planned. Mgr Grumbine told them that if they have any other comments to please contact her.

The Commission members discussed the drafted agreement. They were in agreement that the language needs to be spelled out in exhibits as far as the specific trucks that will be permitted for use. Some of the other equipment should be defined also. Such as the use of flares at night, flaggers and identifying colors for clothing apparel. Identifying specific trucks was the most important information needed on the exhibits. Mgr Grumbine will prepare the list of comments and provide the information to the Solicitor who will review it with the engineer for this plan.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary