

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
NOVEMBER 14, 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 Smeltzer .....	V-Chairperson
William Tice .....	Member
John Scheer .....	Member
Mike Ulrich .....	Member
Cheri F. Grumbine .....	Twp Manager

Also in attendance at this meeting was, Bruce Kohr of Matthew 7 Hockley Assoc. 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**

The minutes from October 10, 2005 were available for action.

**MOTION:** Was made and seconded to approve the minutes from October 10, 2005. Unanimously carried.

**PLANNING MODULE INFORMATION**

There are no Planning Modules for review this evening.

**ACTIVE PLANS FOR REVIEW, DISCUSSION AND RECOMMENDATION**

**A.)Leb Valley Movie Theater Subd/Land Dev Plan    Location/Zoned:** Rear of LV Mall / C  
**Submission Date:** 9-20-05

This combined Subdivision and Land Development plan is regarding the movie theater expansion proposal for the Lebanon Valley Mall. It involves demolishing the existing theater area and creating a new structure, which will be much larger. Chp Martin questioned if a letter of recommendation has been received from County Planning. Mgr Grumbine reported a letter from Bob Sentz dated November 14<sup>th</sup> stating County is making a recommendation of approval to the Board of Supervisors.

Bruce Kohr, of Matthew & Hockley Assoc, explained there had been a different plan submitted for expansion of this area in 1996. A new plan submission was required because the company that is building these theaters wanted their own design. A hearing before the Zoning Hearing Board was held for a variance to allow this particular business to be located on its own lot. A discussion followed about the financial advantages for the owner to separate this parcel from the rest of the mall.

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**LVM Movie Theater Plan (con't)**

Much discussion was held about the parking and the requirements for the movie area versus the whole shopping mall. It was explained the whole rear of the mall area has been deemed a “non-buildable area”.

Stormwater was discussed, as well as sewer requirements. Questions were asked about entrance and exit areas. Chp Martin asked about existing STOP signs and what will be planned after the construction of the new building. Crosswalks and YIELD signage are being planned for pedestrian safety. The proposed exterior lighting was also discussed. Commission members had many questions about access between the shopping areas and the movie areas. They were told the area for the movie theaters would be gated off from the shopping area after the mall hours. Chp Martin said one of her concerns she is about the road area, to the rear of the Mall, not being overlaid. She questioned the other Commission member what their thoughts were in regards to paving the rear area of the Mall. Member Tice agreed it is pretty rough. The Commission members agreed and recommended that the rear driving area be redone as a part of this project.

**MOTION:** Was made and seconded to recommend approval of the LV Mall Movie Theater Subdivision and Land Development Plans including the recommendation for additional paving of the road area. Unanimously carried.

**ACTIVE PLANS ON HOLD WITH LEBANON COUNTY PLANNING DEPT**
**A.) Woodlea Phase 3 Final Subdivision Pl**

**Location/Zoned:** Gary Ave & Watson St / R-2  
**Submission Date:** 10-28-04

**B.) Spring Creek Preliminary Subd Plan**

**Location/Zoned:** Kimmerlings Rd  
 & N 8<sup>th</sup> Ave/ R-1 & R-2  
**Submission Date:** 1-10-05

The Engineer representing this plan has indicated that the comment list from County is almost complete are hopeful to be ready for the December meeting in order to receive a recommendation.

**C.) Homestead Acres Phase IV Final Subd Pl**

**Location/Zoned:** off Grace Ave/R-1  
**Submission Date:** 8-04-05

An extension request has been received for this plan. The extension granted has been for a 1-year time period.

**D.) Gensler Preliminary/Final Subdivision Plan**

**Location/Zoned:** Mechanic St & Sandhill Rd/  
 R2  
**Submission Date:** 9-20-05

There is nothing new to report on the progress of this proposal for townhouses. A comment list from County Planning is being worked on for completion.

**RECEIVING OF NEW PLANS**
**A.) Aaron/ Ruth Shirk Minor Subd Plan  
 (Lot Addition)**

**Location/ Zoned:** Water St / AG  
**Submission Date:** 10-20-05

The Commission reviewed this plan for a property on Water St. The lot addition consists of 1.5 acres and is proposed for addition to the Shirk farm. The Commission members questioned the purpose for the lot addition. No one was present to answer any of the Commission’s questions.

**Shirk Minor Subd Plan (con't)**

**MOTION:** Was made and seconded to receive the Minor Subdivision Plan for the Shirk Lot Addition. Unanimously carried.

**B.)Bross Estate Minor Subd Plan**  
(Lot Addition)

**Location/Zoned:** off Narrows Dr/ Ind  
**Submission Date:** 11-02-05

This plan depicts a lot addition from lands owned by Robert and Evelina Krall to the Bross Estate. Mgr Grumbine told the Commission she would think the reason for this transfer would be access to the back lot. Conversation followed about the lot addition and any changes it would create for the Industrial parcel.

**MOTION:** Was made and seconded to receive the Minor Subdivision Plan for the Bross Estate. Unanimously carried.

**C.)Briar Lake Phase III Final Subd Plan**

**Location/ Zoned:** off N 8<sup>th</sup> Ave & E Maple St/ R1 & R2  
**Submission Date:** 11-14-05

The Final Subdivision Plan for Briar Lake Phase III has been submitted to the office. This portion of the community borders E Male Street and N 8<sup>th</sup> Ave and will contain some townhouse units.

**MOTION:** Was made and seconded to receive the Final Subdivision Plans for Briar Lake Phase III. Unanimously carried.

**ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS:****A.)Adoption of Streets by North Lebanon Twp**

The Twp has now received the dedication of several new streets. The Twp now owns Suzy Street and Harmony Hill Drive from Jonathans Choice. Also dedicated recently was Phase I & II of Homestead Acres, which consists of Hunters Chase Lane to Heritage Ave and Harvest Drive from Heritage back out to Hunters Chase Lane.

**B.)Ordinance #5-2005**

A public Hearing has been scheduled for Dec 19<sup>th</sup> for the presentation of the Ordinance updates. Mgr Grumbine has provided the Commission members with a copy of some of the Ordinances being considered. She is asking that a review of all the updates be completed. If there are any questions or comments, Commission members may call the office or e-mail with their remarks. A recommendation to the Supervisors will be needed from the Commission by the next meeting. County Planning should have their recommendation to the Twp office by that time. Some discussion followed about several of the issues being addressed by the proposed updates.

**C.)ZHB Cases – Decisions**

The Commission members have been provided with the decision of several Zoning Hearing Board Cases that were held recently.

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

Respectfully submitted,

Theresa L. George  
Recording Secretary