

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
NOVEMBER 12, 2007**

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:

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 several 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 October 8 , 2007 with the correction of Bruce Sattazahn's name being added to the attendance. Unanimously carried.

PLANNING MODULES FOR RECOMMENDATION

There are none this evening.

ACTIVE PLANS FOR REVIEW AND RECOMMENDATION TO BOARD

A.) Conestoga Log Cabin Leasing Revised Cul-de-sac

Location/Zoned: Linda Dr & Loretta Dr

Date Submitted: 6-18-07

The Commission members were informed this plan was a revised plan to correct an error on a previously recorded approved plan for the cul-de-sac area on Linda and Loretta Drive. A letter from County Planning dated October 19, 2007 was provided recommending approval of this plan. After some discussion on the revisions the members agreed to make a recommendation to the Board.

MOTION was made and seconded to recommend approval of the revised plan for Conestoga Log Cabin Leasing cul-de-sac. Unanimously carried.

PLANS ON HOLD WITH LCPD

The following are plans that are on hold with the Lebanon County Planning Department.

A. Brooke LP Subdivision Plan

Location/Zoned: Sandhill Rd/ Beta Ave

Date Submitted: 1-26-07

Solicitor Wolf is meeting with Cheri Grumbine and Sheila Wartluft tomorrow to discuss the remaining outstanding issues with this plan. The majority of the issues are Municipal Authority issues. A signed Developers agreement and a signed R-O-W agreement are still needed. A letter of credit is to be provided to the Municipal Authority. The PADOT permit has been received but has an expiration date listed on the permit. Should these remaining issues not be resolved an extension for the permit would be required.

B. Brusters Prelim Subdivision/Land Dev Plan

Location/Zoned: Narrows Drive/ C2-A

Date Submitted: 2-12-07

A revised traffic study has been received. Cheri Grumbine met with the County transportation people to discuss the study. There were not many differences in the revised study than had been reported in the original study. PADOT has not, to date, received a copy of the traffic study. A copy will be forwarded to PADOT, along with the County transportation group's thoughts. Member Smeltzer questioned the proposed hotel being involved in this study. Mgr Grumbine agreed that the hotel is definitely a part of the study.

C. Evelina Krall Subd Plan (5 lots)

Location/Zoned: Narrows Dr & Weavertown Rd/ R-2

Date Submitted: 2-26-07

There has been no communication on this plan since June 18th.

D. Grosfillex Prelim Land Dev

Location/Zoned: Joel Dr/ Ind

Date Submitted: 3-05-07

A revised plan had been received October 29, 2007. The Municipal Authority is waiting on a strong waste application/permit.

E. Craig/Carrie Machamer Minor Subd Pl (1 Lot)

Location/Zoned: Weavertown Rd/ RR

Date Submitted: 3-05-07

Revised Plans had been received on 11-07-07. Storm water issues are still being reviewed and worked on. This plan shows the flip flopping of access to the existing dwelling. A new proposed lot is being shown to the front of the existing dwelling. Members discussed the water problems with this proposed lot and the retention ponds that may be required.

F. Pierre/Eleanor Maeder Minor Subd Pl

Location/Zoned: Tunnel Hill Rd/ R-1

Date Submitted: 3-06-07

Sol Wolf has reported the right-of-way agreement between the Maeders and the LVEDC has been signed and received at his office. With the completion of some of the outstanding issues for the Lebanon Rails Business Park, this plan should see some progression. There are some outstanding legal issues required by the Municipal Authority. Member Smeltzer questioned the storm water runoff issues at this particular area on Tunnel Hill Road. Have these issues been addressed? Mgr Grumbine reported the stormwater project has been completed. Whether or not it will work is something that she and Ed Brensinger will continue to monitor as we receive heavy rains.

G. George W. & Marian L. Heist Final Subd Pl (lot addition) Date Submitted: 3-12-07

Location/ Zoned: Old Ebenezer Rd & Tunnel Hill Rd/ C2A

Sol Wolf has indicated he has now finished the cul-de-sac ownership and maintenance agreement along with an exhibit showing the cul-de-sac designed for this plan. The Municipal Authority is still waiting for submission of the lot addition descriptions/deed.

H. Holiday Inn Express Final Land Dev

Date Submitted: 7-20-07

Location/Zoned: Rte 422 (E Cumberland St)

This plan is linked with Brusters plan as far as the traffic study. The Municipal Authority will require a strongwaste application/permit.

I.) Herman & Patricia Dundore Minor Final Subd

Date Submitted: 8-28-07

Location/Zoned: N 4th Ave & E Canal St

A comment letter has been issued by the Authority. A meeting at the site will be held involving Cheri, Ed Brensinger, Rick Bolt and County Planning representatives to review stormwater issues for this location.

J.) Crossings @ Sweet Briar Prelim Subd

Date Submitted:

Location/Zoned: Kimmerlings Rd & Mt Zion Rd/ R1, R2 & C2A

Mgr Grumbine shared with the Commission members some of the review work she is doing on this large scale plan. She shared some of her comments/concerns with the Commission members. There are multiple waivers that will be requested by the developers. Mgr Grumbine has asked that they attend a Planning Comm meeting to review with the Commission members. One of the waivers being asked for is for 2 separate flag lots. Some of the lots widths will be questionable for compliance. The maximum number of units permitted in a cul-de-sac area will be another waiver requested. Sidewalk waivers will be another issue discussed.

Jack Bowman mentioned the east r-o-w located off Kimmerlings Rd and the ownership of property that is listed on the plan. This is an error. Cheri explained the procedure he would have to follow to have this error corrected. She said she would also add this comment to her list to County Planning.

Audrey Zellers has some questions about the proposed streets in relation to the existing street and existing driveways. Member Allwein questioned the ownership of the streets within the development. Mgr Grumbine stated that the streets will be required to be built to Twp specs, which will mean wider streets. A discussion followed about the parking issues and additional parking for guests.

A lengthy conversation followed regarding several different aspects of this proposed development.

RECEIVING OF NEW PLANS**A.) Marlins Auto Diagnostic Final Land Development Plan**

Date Submitted: 10-15-07

Location/Zoned: Suzy St/ Ind

This submission is for the Leffler Industrial Park located on Suzy Street. The parcel is an area of 2.12 acres and is located across from the existing Comcast building.

MOTION was made and seconded to accept the Land Development plan for Marlin Diagnostic located on Suzy Street. Unanimously carried.

ITEMS FOR COMMENT & DISCUSSION**A. NLT Right-of-Way Improvements & Related Specifications**

A copy of the newly adopted R-O-W improvements and related specifications has been provided to the Commission members. Members are asked to place with their compiled information for their own reference.

B. Annual Report to Supervisors - 2007

The annual report the Commission provides to the Board of Supervisors has been drafted. Members are asked to review and be prepared to add comments/corrections at the next Commission meeting.

C.) Raingarden Installation – Weavertown Road

Member Sattazahn asked about the raingarden installation that had been approved for the single lot located off Weavertown Road. He questioned the completion of the project and the inspection of the completion of the raingarden. Also, as a courtesy, he thought the Commission members were going to be informed in order to visit the site. Mgr Grumbine said she would contact Rick Bolt and remind him of Bruce's request.

D.) Cell Tower Request Kochenderfer Church

Member Tice asked for an update on the proposed cell tower installation at the Kochenderfer Church. Mgr Grumbine stated she had asked Ken Artz, who indicated the church has decided to move on to the next step. She said she is thinking that the next step would be a Zoning Hearing.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary