

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
NOVEMBER 10, 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-Chairman
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

COMMENTS FROM THE PUBLIC

MEETING MINUTES

MOTION was made and seconded to approve October 13, 2008 minutes. Unanimously carried.

PLANNING MODULE FOR RECOMMENDATION

A.) Strack Subdivision Planning Module

The Planning Module for the Strack Subdivision has been signed and forwarded to us by the SEO, Gordie Sheetz. The Planning Commission is being asked to authorize the Chairperson's signature on the Planning Module.

MOTION was made and seconded to authorize the Chairperson's signature on the Strack Planning Module. Unanimously carried.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) John F./ Jeanne M. Strack Minor Subd Pl Date Submitted: 8-28-08

Location/ Zoned: Nettie Dr/ RR

Jim Hartman of Reiber Assoc was present to answer any questions regarding this subdivision plan. All items have been approved and LCPD has provided a letter of recommendation for approval. Member Smeltzer questioned access to the remaining parcel of property. Access from Johns Drive and a dedicated 50 ft right-of-way along Halfway Drive also is available to the remaining tract of land, stated Mr. Strack.

MOTION was made and seconded to recommend approval for the John & Jeanne Strack Subdivision. Unanimously carried.

B.) Craig/Carrie Machamer Minor Subd (lot add)/Land Dev Date Submitted: 3-05-07

Location/Zoned: Weavertown Rd/RR

The Park & Rec fees have now been paid for this one lot subdivision plan. Legal descriptions have been prepared and accepted for the 2 lots, existing and proposed.

Machamer Minor Subd (con't)

The access to the rear lot was originally designed on the east side of the property. However the actual access for the rear lot was relocated to the west side. The front lot is being proposed as the new lot. Josh Weaber explained the driveway relocation to the Commission members. Member Smeltzer questioned the width of the driveway access. The new proposed driveway is for 30 ft instead of the Twp's required 50 ft. Weaber stated the driveway is being flip-flopped. The existing access is 30 ft also. Weaber said each lot is approximately 1 acre in size. The rear lot contains the existing structure. Member Smeltzer again questioned if a zoning variance would be required for the driveway issue. The Twp Ordinances require a 50 ft right-of-way for a driveway and this plan proposes a 30 ft right-of-way. Mgr Grumbine read Lebanon County Plannings' letter of recommendation for approval.

Conversation followed about the wetland area which exists within this property. After some more discussion it was decided the 30 ft right-of-way for the driveway design is acceptable due to the previous existence of the driveway on the east side of the property.

MOTION was made and seconded to recommend approval for the Machamer Subdivision Plan conditional on approval from the Municipal Authority at their Thursday 11-13-08 meeting. Unanimously carried.

PLANS ON HOLD WITH LCPD

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

A.) Evelina/Robert Krall Subd (5 lots) Date Submitted: 2-26-07

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

B.) Grosfillex Prelim Land Dev Date Submitted: 3-05-07

Location/Zoned: Joel Dr/Ind

The floor plans for this building still have not been received.

C.) Herman & Patricia Dundore Minor Final Subd Date Submitted: 8-28-07

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

The Authority will be reviewing this plan at their 11-13-08 meeting. Per an email from Brian Hockley's office a revised set of plans answering the County comment letters will be received soon.

D.) Crossings @ Sweet Briar Prelim Subd Date Submitted: 10-03-07

Location/Zoned: Kimmerlings Rd & Mt Zion Rd

The Twp is still working with the developers and the US Post Office to finalize some of the street names suggested within this proposed community. A supplement to the Traffic Impact Study was received at the Twp office today. A meeting was held on 10-21-08 to review the original TIS with County Planning staff and representatives for the developers.

E.) Sunoco/ Walmart Minor Subd Plan Date Submitted: 5-20-08

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

Sol Wolf is working with the attorney from Sunoco/Walmart on the easements for access, traffic flow and the stormwater facilities at this location. We are also waiting for the developer to decide if they will apply for a variance on lot size or enlarge the site of the lot to meet current regulations.

F.) Seyfert Orchards Inc Final Subd (lot addition)

Date Submitted: 7-16-08

Location/Zoning: Mt Zion Rd/

This lot addition plan could possibly be ready for action at the next Planning meeting. The revised legal description was received and approved as it contained the necessary language requested by Sol Wolf.

G.) Clarence D./ Ethel M. Buchmoyer Final Minor Subd Pl

Date Submitted: 8/13/08

Location/Zoning: Prescott Dr/RR

Brian Hockley's office has indicated some issues have arisen pertaining to the Planning Module submission. Once the issues have been resolved the plan will move forward.

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

Date Submitted: 8-22-08

Location/Zoned: Tunnel Hill Rd/ AG

Mgr Grumbine has scheduled a meeting with LCPD staff members and Sol Wolf to discuss the drafted agreement, the truck demo and various questions raised by the residents at a previous Commission meeting after having viewed the truck demonstration video.

I.) Shaak/Margut Subd Plan – (3) Lot Additions

Date Submitted: 9-29-08

Location/Zoned: Tunnel Hill Rd/ AG & R1

A copy of the Twp's comment letter was provided for the Commission to review. Jerry Shaak, property owner, was in attendance with some questions regarding his plan showing 3 separate lot additions. Anthony Lowe, Brownstone Real Estate, was also in attendance to hear answers to some of their questions. They were not aware that there were outstanding issues with this plan and were hoping to hear a recommendation of approval tonight. Mgr Grumbine read through her list of comments, which were mostly standard notation corrections. She explained about the HOP being a PADOT application and the Twp's Access Management Ordinance. The Twp's Ordinance means the application for a driveway, to PADOT, must also be provided to the Twp in order to submit any comments that the Twp might have concerns about. Mr. Shaak asked if there was anything he could do to keep this process moving. Mr. Shaak stated he has the HOP from PADOT and at this time provided a copy to her. Mgr Grumbine suggested he call the County Planning office as she is not aware of what comments have been listed on behalf of their office or the County Engineer. Mr. Shaak thanked Mgr Grumbine for her suggestions.

RECEIVING OF NEW PLANS

There are no new plans this evening.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Lebanon County SALDO**

A copy of the revised and updated Subdivision and Land Development Ordinances has been provided to the Planning Commission members. It is important for the members to have this information for their reference while reviewing any plans for the Twp.

B.) Training Seminar – MPC Made Easy

This is a reminder to the members who had registered for the seminar to be held 11-12-08 at the Township building starting at 6:30 regarding the Municipal Planning Code Made Easy.

C.) Sattazahn Property Located on Maple St (Rte 72)

Bill Smeltzer stated he wanted to discuss a project on behalf of Bruce Sattazahn. Bruce would like to construct a small mini convenience store or a small strip mall style building on this property. Bill said after discussing several options, they had decided this 6000 sq ft building would be the most profitable. However there is a problem with this property as it contains 3 “front yards”. To the rear of the property there is an area that had been “filled in” years ago. The placement of the building will be dictated by the land area and condition. After explaining the situation, Bill said he and Bruce wanted to get feedback on some of the members’ thoughts about having a 45’ setback as opposed to a 60’ setback. If there are no major issues raised by the Planning Commission or the Board of Supervisors, they plan to seek a variance from the Zoning Hearing Board.

The Commission members expressed concern that the parking area be accessible. They also had questions about other options for the placement of the building. Bill told the Commission members that after reviewing some of the other options the one presented would be the most profitable option to choose. After some discussion the Planning Commission agreed they had no problem with the presented sketch as long as the parking issues are dealt with accordingly.

D.) Crossings @Sweet Briar Community

Member Allwein questioned the recent article he had read in the newspaper pertaining to The Crossings. He was questioning the private designation as compared to the public roads and sidewalks. How they will control the foot traffic and vehicle traffic is still unclear to him. The members discussed some of the issues that had been discussed at previous meetings regarding the private communities and these types of questions. Mgr Grumbine stated that as a private community, they have the right to post signs stating it is a private community but enforcement would be the Homeowners Association’s issue to deal with.

With no further business to conduct, the meeting was adjourned.

Respectfully Submitted,

Theresa L. George
Recording Secretary