

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 11, 2006**

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
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**

**NEW COMMISSION MEMBER**

Chp Martin announced a new member of the Commission had been appointed by the Supervisors to complete a vacated term, which will expire in 12-31-2008. She introduced Charles Allwein.

**MEETING MINUTES**

The minutes from November 13, 2006 are ready for action from the Commission.

**MOTION** was made and seconded to approve the minutes of November 13, 2006. Unanimously carried.

There are no Planning modules for review or recommendation this evening.

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

**A. Woodlea Phase 3 Final Subdivision**

Location/ Zoned: Gary Ave & Watson St / R-2

Date Submitted: 10-28-04

This plan has been on the books for many months. All required fees and issue have been met and a letter from Lebanon County Planning, recommending approval, has been received. Chp Martin asked the members if they had any questions or comments on the plan. Some discussion about the history of this plan was held.

**MOTION** was made and seconded to recommend approval of the Woodlea Phase 3 Final Subd Plan. Unanimously carried.

**B. James M. Morrissey Minor Final Subdivision Plan (1 lot)**

Location/Zoned: Mt. Zion Road

Date Submitted: 5-23-06

This plan shows a minor lot addition from the lands owned by James Morrissey to neighboring lands owned by Seyferts. A legal description and new Deed was the hold up on this plan.

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**Morrissey Minor Final Subdivision (con't)**

All information had to be correct and approved by the Solicitor before the plan could move forward in the plan processing. A letter from County Planning has been received indicating their recommendation for approval.

**MOTION** was made and seconded to recommend approval for the James M. Morrissey Minor Subd Plan. Unanimously carried.

**C. Restoration Connection, Inc. (Conestoga Log Cabin Leasing) 4 lots**

Location/Zoned: Water Street/Ag District

Date Submitted: 5-10-06

This plan shows the creation of 4 single residential lots on the former Henry Smith property. A review of all information noted on the plan cover was done. A question was asked about an outstanding fee which to date has not been paid. Mgr Grumbine explained that most of the major fees have been paid with the exception of one fee. The Board will hold all the plans, in house, until all fees have been received in our office. Member Smeltzer questions the size of the lots. Bob Gerhart, of Matthew & Hockley explained a Zoning Hearing was required to attain the variance for the lot sizes. Also submitted had been a letter requesting removal of the property from the Ag Security Program.

**MOTION** was made and seconded to recommend approval for the Restoration Connection 4 lot subdivision plan. Unanimously carried.

**D. Seyfert Subdivision Plan – 7 lots**

Location/Zoning: ES Narrows Drive/

Date Submitted: 6-26-06

A letter from County Planning has been provided recommending approval of this 7-lot subdivision plan. A review of the general notes for the plan was discussed. The developer has been told to contact Jon Beers of Lebanon City Water regarding public water connection information. Bob Gerhart indicated the contact has been made.

**MOTION** was made and seconded to recommend approval of the Seyfert 7-lot subdivision plan. Unanimously carried.

**PLANS ON HOLD WITH LCPD**

The following are plans that are still on hold with the Lebanon County Planning Department. Any additional information for any of these plans has been included with your packets.

**A. Homestead Acres Phase IV Final Subdivision**

Location/ Zoned: off Grace Ave / R1 District

Date Submitted: 8-04-05

Chp Martin mentioned that the hold up on this plan is the DEP issue with the proposed bridges located over the wetlands.

**B. Ann/Stephen Zimmerman & Veronica Klopp Minor Subdivision Plan**

Location/Zoning: N. 8<sup>th</sup> Street

Date Submitted: 7-26-06

Lawrence Kratz, Surveyor for this plan, questioned some of the issues remaining for this plan.

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**Zimmerman & Veronica Klopp Minor Subdivision (con't)**

Mgr Grumbine stated the Twp Solicitor approved the legal description however the new deed has not been received. Ann Zimmerman mentioned her attorney did not agree with the process of preparing deeds before the plan recording. Chp Martin suggested that the Zimmerman attorney contact Solicitor Fred Wolf. Some discussion was held about the missing items for this plan. Mrs. Zimmerman asked if everything gets accomplished before the next Supervisors meeting, could the Commission provide a conditional recommendation for approval? A lengthy discussion was held on all the outstanding issues with this minor lot addition.

**MOTION** was made and seconded to conditionally recommend approval of this plan IF; (1) a legally signed deed is provided to the Twp (2) all sewer lateral information is properly shown and approved on the plan prints and (3) all outstanding fees are paid to the Twp. All items must be completed by Friday, December 15 at 4:00 PM. Also the surveyor must check with County Planning to determine if all open issues have been resolved. Unanimously carried.

**C. Lorraine Bisson Minor Subdivision Plan (Lot Addition)**

Location/Zoning: Tunnel Hill Road/R-1 & Ag Districts Date Submitted: 9-08-06  
Legal description and the new Deed must be submitted to the Twp. Also there are several sewer issues to be addressed with the Municipal Authority.

**RECEIVING OF NEW PLANS****A. Ronald Schmoltze Minor Subd Plan**

Location/Zoned: N Rte 72/Ag Date Submitted: 10-16-06  
This plan shows a minor lot addition conveyed from the lands formerly owned by Roseanna Slayton and now owned by Ronald Schmoltze, to the lands owned by the Ebenezer UM Church. Legal descriptions and deed information will apply with this submission also. Some discussion about the submitted plan notes was held.

**MOTION** was made and seconded to receive the Ebenezer UM Church Minor Lot Addition plan. Unanimously carried.

**B. Seyfert & Seyfert Prelim/Final Subd Plan**

Location/Zoned: Grubb Ave/ Ag Date Submitted: 11-29-06  
This plan shows a single lot subdivision. Some discussion was held about the area surrounding this proposed plan. This lot would be serviced by an on-lot sewer system.

**MOTION** was made and seconded to receive the Prelim/Final subd plan for Seyfert & Seyfert. Unanimously carried.

**C. Arnold Acres Minor Subd Plan**

Location/Zoned: Weavertown Rd/ Ag Date Submitted: 12-05-06  
This proposed plan is for the area on Weavertown just north of Narrows Dr where the current Arnold farm is located. A single lot is being proposed for subdivision from the remaining lands of the farm. A variance was received from the ZHB due to the Industrial classification. On lot systems for water and sewer will service this lot.

**MOTION** was made and seconded to receive the Arnold Acres Minor Subd Plan. Unanimously carried.

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**D. Ebersoles East Lebanon Final Subd/Land Dev Plan**Location/Zoned: Rte 422 & 15<sup>th</sup> Ave/ C2A

Date Submitted: 12-05-06

Some discussion was held about the title of the facility. The plan came in as Ebersole East Lebanon Car/Truck but the sign on the property states Ebersole Bros. This is actually a 2-part plan. It is addressing the land dev plan for the car lot but is also dividing the land formally known as the Eatwell Diner between Ebersole and Dairy Queen East.

**MOTION** was made and seconded to receive the Ebersole Final Subd/Land Dev Plan.  
Unanimously carried.

**ITEMS FOR COMMENT & DISCUSSION****A. Sketch Plan – M.P. O'Donnell; Narrows Dr & Rte 422**

Mike O'Donnell provided a sketch plan introducing an area for a Bruster's ice cream. Also in the discussion stages is a hotel to be placed in this area. The negotiations regarding the hotel are not final as of yet, according to O'Donnell. The hotel and the ice cream facility will probably be sharing some ingress & egress sites along with some stormwater plans. At this point, O'Donnell said, he is waiting on some answers from Julie Cheney of Lebanon County Planning. There were some issues with sewer capacity and EDU purchases being reviewed by the Municipal Authority. This information was just received last week. O'Donnell stated that these 2 facilities will be submitted as one plan while maintaining separate ownership and deeds. The sewer lateral that had been supplied to Unclaimed Freight will be utilized by the Brusters facility. A new lateral will need to be constructed for the Hotel. Public water through Lebanon City will be available for connection. Another issue is a sinkhole, which will require some Geo technical work. The detention basin will need to be a distance from the sinkhole. O'Donnell told the Commission that the hope is to have a plan ready for submission and received at the next Commission meeting.

Some conversation followed about the timing of the submission for the 2 different groups. O'Donnell said that Brusters is ready to move forward, with or without the Hotel. After a meeting with PADOT regarding the traffic issues it appears a traffic study may not be required. If a combined submission is done this requirement might change, according to O'Donnell. Conversation followed about the possibilities of the traffic issues.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary