

**MINUTES  
NORTH LEBANON TOWNSHIP  
PLANNING COMMISSION  
DECEMBER 10, 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 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**

**ZONING AMENDMENT REQUEST – Crossings at Sweet Briar; Scott Miller**

Scott Miller introduced himself as the Engineer working for Stackhouse Bensinger. The issue he wishes to discuss tonight is the former Arnold farm which is now an active Preliminary Subdivision Plan the Township is currently reviewing. This development is a planned Adult Community, very similar to the Briar Lake community. There is a portion of the property that has different Zoning lines, R-2 and R-1. Landmark is requesting a Zoning change in order to unify the areas to create consistency. The existing properties that are R-1 and adjoin the Landmark property, will remain zoned as R-1. Mr. Miller described the difference between R-1 and R-2 being largely the size of the lot and the size of the home which may be constructed on it. He continued on to explain some of the goals Landmark hopes to accomplish with this zoning amendment request including additional lots. Earlier in the day Landmark had met with Township employees from the highway and sewer departments, the Twp Mgr and Ass't Mgr to review comments issued for this plan and LCPD representatives. At this time he asked if there were any questions.

Mgr Grumbine confirmed with the Commission members their receipt of the information on this zoning request. All members present indicated they did receive their mailings. She told the Commission that the Supervisors have not yet set a date for the Public Hearing. Due to the requirements involved with this procedure it may not be until February. When Audrey Zellers questioned the exact location of this request Miller asked her to come forward to look at the map. He explained several different issues to her. Member Tice asked Mgr Grumbine if there was any information on why this particular parcel had been zoned R-1 when zoning classifications were originally established. Mgr Grumbine responded there was any information she could find related to a reason. A variety of reasons could have applied at that time.

When asked to add her comments, Mgr Grumbine asked the Commission members to read through the information they had received in the mail from LCPD. She also suggested they take a few minutes to drive through the Briar Lake community.

**MEETING MINUTES APPROVAL**

**MOTION** was made and seconded to approve the minutes of November 12, 2007. 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

**B. 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 18<sup>th</sup>.

**C. Grosfillex Prelim Land Dev**

Location/Zoned: Joel Dr/ Ind      Date Submitted: 3-05-07  
The Municipal Authority is still waiting for the strongwaste management plan regarding this plan.

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

Location/Zoned: Weavertown Rd/ RR      Date Submitted: 3-05-07  
Member Sattazahn mentioned he had noticed a new pipe that had been installed underneath the driveway at the Machamer property.

**E. Pierre/Eleanor Maeder Minor Subd Pl**

Location/Zoned: Tunnel Hill Rd/ R-1      Date Submitted: 3-06-07  
The Commission members questioned whether or not the water runoff in this area has improved since the engineering work has been completed. Mgr Grumbine replied that she has not been able witness the area after a substantial rain. However Ed's concern is for the winter time when ice is an issue and the freezing causes the road to raise.

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

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

**G. Holiday Inn Express Final Land Dev**

Location/Zoned: Rte 422 (E Cumberland St)      Date Submitted: 7-20-07  
PADOT is still reviewing the traffic study. A meeting will be scheduled once their review is completed.

**H.) Herman & Patricia Dundore Minor Final Subd**

Location/Zoned: N 4<sup>th</sup> Ave & E Canal St      Date Submitted: 8-28-07  
A meeting was held on the site and the Twp discussed many of the concerns they have with water on this location.

**I.) Crossings @ Sweet Briar Prelim Subd**

Location/Zoned: Kimmerlings Rd & Mt Zion Rd/ R1, R2 & C2A      Date Submitted:  
Scott Miller offered some comments on the plan submission. He told the Commission there would be waivers requested. Requests for cul-de-sac areas are already in process. Mr. Miller said this plan mirrors what had been done in Briar Lake. Scott Miller told the Commission that since Briar Lake had been constructed the Street Specifications and Improvements had been revised. At this time he does not know how this will affect what is being planned for the Crossings development.

The goal is to keep this area consistent with Briar Lake. As the plan proceeds for Crossings @ Sweet Briar there may be more waivers that need to be requested in order to get the plan accomplished. Member Sattazahn questioned the radius of the proposed cul-de-sac bulb in comparison to the one located in Briar Lake? Also, does Briar Lake have any flag lots? Mr. Miller replied yes, there are at least two flag lots in Briar Lake. He continued on to explain that due to a wetland area the road layouts are dictated by the environmental features. Miller mentioned he is not dealing with any bog turtles. That clarification was taken care of previously.

Some discussion took place about some of the proposed layout of the lots and roadways. The conversation moved on a requested traffic study that the County and the Township is requiring. Member Sattazahn mentioned the design for cluster living. He asked if this was the design for Briar Lake. He was told, no, not at Briar Lake. Mr. Miller discussed some of the requirements of the cluster living design.

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**Crossings @ Sweet Briar Prelim Subd (con't)**

A question was asked about the remaining phase of the Briar Lake homes being sold and if there is really a need for more adult community living. Scott replied the homes in Briar Lake have sold quickly and very well. Landmark's hope is that by the time the last units are sold in Briar Lake, the homes in Crossings @ Sweet Briar will start selling.

**J.) Marlins Auto Diagnostic Final Land Development Plan** Date Submitted: 10-15-07

Location/Zoned: Suzy St/ Ind

Mgr Grumbine told the Commission members that the biggest issue is Suzy Street which was just paved in 2005. Sewer connection will not be a problem. Water connection is the unknown issue at this point.

**ITEMS FOR COMMENT & DISCUSSION****A. Brusters Prelim Subdivision/Land Dev Plan**

Location/Zoned: Narrows Drive/ C2-A

Date Submitted: 2-12-07

A letter of withdraw was received in regards to the Brusters plan. The individual that had submitted the plan is no longer interested in pursuing this project due to the rising costs. The Hotel is continuing with their submission.

**B. Annual Report to Supervisors - 2007**

Mgr Grumbine asked the Commission members if they have any additional information they wanted to include with 2007 Annual Report to the Supervisors. This report can be finalized during the January meeting.

Member Sattazahn questioned the Rain Garden application that was constructed off Weavertown Road. Mgr Grumbine replied she had emailed Rick Bolt about any future inspections. She informed Rick Bolt that Member Sattazahn would like to attend the inspection with him. As she has not heard anything she is assuming an inspection request has not been made. Mgr Grumbine said she would email Rick Bolt tomorrow.

Member Tice stated he wanted to wish everyone a Happy Holiday.

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

Respectfully Submitted,

Theresa L. George  
Recording Secretary