

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
DECEMBER 8, 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 November 10, 2008 minutes. Unanimously carried.

PLANNING MODULE FOR RECOMMENDATION

There are no Planning Modules for this evening.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Seyfert Orchards Inc Final Subd (lot addition) Date Submitted: 7-16-08

Location/Zoning: Mt Zion Rd/

This plan shows a lot addition which is correcting a previous plan submission for the Seyferts. The NLT Municipal Authority has given their approval for sewer issues. A letter dated November 21, 2008 from Lebanon County Planning Dept is recommending approval of this plan.

MOTION was made and seconded to recommend approval for the Seyfert Orchards Inc Minor Subdivision Plan. 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 have been received and will be reviewed by the Municipal Authority.

C.) Herman & Patricia Dundore Minor Final Subd

Date Submitted: 8-28-07

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

The Park & Recreation agreement has been signed and returned with payment of the fees. The Developer's agreement has also been signed and returned along with the EDU purchase agreement. Revised information has been received and will be reviewed. A MEMO from Sheila on behalf of the Municipal Authority indicates the Authority will be reviewing this plan for Municipal approval at their meeting on December 11.

Tom Barton from Brian Hockley's office was present to provide an update to the Commission members. He is hoping for a conditional approval of the plan even though a letter from County Planning has not been provided. Mgr Grumbine explained some of the items that had been contained in her comment list which needed to be completed. Her original list of comments was dated October 26, 2007 and deals with language which must be contained on the plan notes. Some discussion followed about some of the incomplete details for this latest revised plan. Tom repeated he is hoping for a conditional approval and the condition would be a letter from Kris Troup of LCPD stating recommendation. Commission members pointed out there are a lot of comments that still need to be addressed. Mgr Grumbine suggested the only time a conditional approval was given was when the timing of the Twp meetings was an issue, not actual items that need to be completed.

Some of the Commission members pointed out there is a lot of comments that still need to be addressed. Mgr Grumbine suggested to the Commission that the only time a conditional approval was given was when the timing of the Twp meetings was an issue, not actual items needing to be completed.

MOTION was made by Bill Smeltzer to recommend approval conditional on the approval letter being received from LCPD and a letter from the Lebanon Water Authority, as well as all Twp comments being met. **MOTION** died as there was no second.

D.) Crossings @ Sweet Briar Prelim Subd

Date Submitted: 10-03-07

Location/Zoned: Kimmerlings Rd & Mt Zion Rd

Updated information on the Traffic Study has been provided. Some of the street names are under review for possible revisions.

E.) Sunoco/ Walmart Minor Subd Plan

Date Submitted: 5-20-08

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

A copy of a letter to Bob Sentz from Ludgate Engineering, dated 12-5-08, indicates this plan is being requested for withdrawal. Therefore it will be removed from the review process.

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

Date Submitted: 8/13/08

Location/Zoning: Prescott Dr/RR

There has not been any new information submitted since the results came back from the Planning Module review.

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

Date Submitted: 8-22-08

Location/Zoned: Tunnel Hill Rd/ AG

Mgr Grumbine and Sol Wolf met with Bob Gerhart to discuss the exhibits which will be required for the overall agreement pertaining to the trucking and various other operations which will be needed to operate this farm. The Municipal Authority will be reviewing the possibility of a sewer easement for this property.

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

Date Submitted: 9-29-08

Location/Zoned: Tunnel Hill Rd/ AG & R1

During the meeting held on 11-17-08 Mgr Grumbine, Sol Wolf and Bob Gerhart discussed the Shaak submission. Revised legal descriptions and a revised plan were received today and will be reviewed by Cheri and Sheila. County Planning will continue their review of the revised information also.

RECEIVING OF NEW PLANS

There are no new plans this evening.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Update on MPC Made Easy**

Charlie Allwein, Bruce Sattazahn and Bill Smeltzer all had attended the seminar. They agreed that there was no easy interpretation for the code. However it was also pointed out that there are several different portions of the Code to research for answers to questions that might arise. The answers may appear in a number of different categories within the Municipal Planning Code.

B.) CLSD Municipal Task Force

A MEMO was provided to the members regarding the next meeting for the Cornwall-Lebanon School District municipal task force to be held Monday, December 29 @ the West Cornwall Municipal Building.

C.) 2009 Meeting Dates

The 2009 meeting date cards were provided to the Commission members.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary