

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 8, 2010**

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	Member
William Tice	Member
A. Bruce Sattazahn	Member
Charles Allwein, Sr.....	Member
Cheri F. Grumbine	Twp Manager

Absent - Darlene Martin

Also in attendance at this meeting was Josh Weaber of Steckbeck Engineering and members of the public.

7:00 PM -- CALL TO ORDER / PLEDGE TO FLAG

Reorganization of Commission Members

Due to the January meeting being cancelled the Commission will need to reorganize for the year 2010. Bruce Sattazahn was provided with an Oath of Office to be completed as he was reappointed to serve on the Planning Commission for another 4 years.

At this time Member Smeltzer asked the Commission members to suggest reorganization for the next year. Member Tice suggested that all officers remain the same as it had been.

Darlene Martin	Chairperson
William Smeltzer	Vice-Chairperson

MOTION was made and seconded to have the officers remain the same as they had been in 2009. Motion unanimously carried.

MEETING MINUTES (January meeting was cancelled)

MOTION was made and seconded to approve December 14, 2009 minutes. Motion unanimously carried.

COMMENTS FROM THE PUBLIC

A.) Josh Weaber, Steckbeck Engineering – Always Bagels

Josh Weaber explained the developers of Always Bagels are now coming into the final stretch of this project. Due to various reasons, the state of the economy being one, the developers have been trying to “shave” costs wherever possible. One of the cost savings being presented tonight is the elimination of some of the trees shown on the approved land development plan. Information was shared with the members as to which trees are being requested for elimination from this project. A total of 21 trees are being requested for elimination from this project.

Member Sattazahn asked exactly how much the elimination of these trees would save this developer. Weaber told the Commission he does not have the numbers.

Always Bagels Request (con't)

The developer received the financial information from their landscapers. The developer in turn requested Steckbeck Engineering to submit this request to County Planning and North Lebanon Township. In speaking to County Planning, Weaber was told they would have no problem with this landscape revision. Charles Blankenship, of the LVEDC, has also offered approval of the tree number being reduced.

Member Sattazahn stated the approved plan shows all the trees and he feels that is what should be accomplished. Member Allwein said he is inclined to agree with Member Sattazahn. He also feels there has not been a really good reason offered to eliminate the trees other than a financial savings for the developer. Member Smeltzer asked if there are other cuts being suggested other than the trees. Josh Weaber stated that some of the original design of the interior of the building is being somewhat modified.

Weaber stated that even with the elimination of the 21 trees, the plan still meets all the requirements for landscaping. County Planning indicated they are satisfied with the remaining landscaping plans for this project.

Member Tice questioned if there has been any discussion for placement of shrubbery instead of the trees or is the thinking to have the space totally open. Josh explained some future expansion plans the company is anticipating. With all that in mind the area would just be grassed.

Some discussion was held on the actual bonding issues and the required landscaping as opposed to the additional plantings, suggested by the developer, to make the development of the property attractive. When asked, Mgr Grumbine reminded the Commission that the Bonding issues are completed with the County Planning Department, not North Lebanon Twp. She showed the members an email she received from Bob Sentz stating the trees shown for removal from the plan are not regulatory requirements. She repeated the County Planning Dept has indicated they are satisfied with the elimination of these plantings as the regulatory plantings will be accomplished.

MOTION was made and seconded to recommend the question of the Bonding be resolved. If the requested trees are already bonded as a part of the project, the plantings will be required as a part of the development plan. If the established bonding does not involve the designated trees, the plantings may be eliminated from the development plan for Always Bagels. Members Smeltzer, Allwein and Tice voted in favor and Member Sattazahn voted against the motion. Motion carried on 3 to 1 vote.

V-Chp Smeltzer asked Josh to verify whether or not the established bonding included these trees. Once he has the information, he should confirm with Mgr Grumbine.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

There were no plans for review or recommendation this evening.

PLANNING MODULE FOR RECOMMENDATION

There are no Planning Modules for approval this evening.

PLANS ON HOLD WITH LCPD

The following plans are still being reviewed as necessary information is provided by the applicants/developers.

A.) Gregory S. / Darlene G. Nolen Final Minor Subd Plan Date Submitted: 2-19-09

Location/Zoned: Heffelfinger Rd/ Ag

A revised plan had been submitted 12-04-09. A copy of the comment letter dated 2/03/10 has been provided to the Commission members for review. The Municipal Authority has approved the plan with the condition that the SEO sign and approve the Planning Module. Mgr Grumbine told the Commission the Planning Module is the hold up on this plan and there is no guess as to how long it could take.

B.) Revised Narrows Glen Final Minor Subdivision Plan Date Submitted: 12-11-09

Location/Zoned: Narrows Dr/ R1

This plan shows a revision to the storm water grading design for a portion of Narrows Glen development. The revised plans were received 2/02/10. The Municipal Authority has provided a letter of approval regarding sewer for this plan.

Member Sattazahn confirmed with Mgr Grumbine that the lots affected are on the northern side of the development. She agreed saying it is Lots 1-5. Josh Weaber of Steckbeck Engineering reviewed some of the revisions with the Planning Commission members. After some discussion the Commission members agreed this should not take long to process this plan as everything seems to be acceptable. Mgr Grumbine stated the comment process has already begun.

RECEIVING OF NEW PLANS**A.) Herb Homestead Land Development Plan** Date Submitted: 1-12-10

Location/Zoning: Weavertown Rd/ I

Mgr Grumbine started the conversation by telling the Commission this proposal had been before the Zoning Hearing Board in May of 2008. The ZHB approved the construction of the 3 townhouses on an Industrial zoned area. Another issue approved was a waiver from the 150 ft setback for the Industrial zone. However the ZHB did not specify what setback would be acceptable. The notation of the ZHB case is something Mgr Grumbine is suggesting should be noted on the front page of the plan for future reference.

The plan shows 3 townhouse/condo type structures to be constructed. Also proposed for construction during the ZHB case was a warehouse to the rear of the lot. Due to wetlands and some other buffering issues, Mgr Grumbine has issued a comment that it appears the warehouse does not seem to be an option. Due to a required buffer there will not be enough area to include a warehouse. Originally a real estate office was proposed for the lower portion of one of the units also. The submitted plan does not reference that issue and is another of Mgr Grumbine's comments.

MOTION was made and seconded to receive the Herb Homestead Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) 2009 Year End Summary**

This is a summary report that outlines any actions the Planning Commission took during the year. This information is provided to the Board of Supervisors annually. Any additional comments the Commission members have will be added. The Commission members voiced their agreement this report is ready to forward to the Supervisors.

B.) CLSD Task Force

Member Allwein and Mgr Grumbine told the Commission members considering the holidays and some other events that have occurred since then there has not been an opportunity to meet. Therefore there is not any news to share.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary