

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 11, 2016**

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	Member
William Smeltzer	Member
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Also in attendance at this meeting were several other individuals.

The Pledge of Allegiance was recited.

APPOINTMENT – Darlene Martin

During the January re-organizational meeting the Supervisors approved re-appointment for Darlene Martin.

MEETING MINUTES from November 9, 2015 are ready for action from the Commission. The December meeting had been cancelled.

MOTION was made and seconded to approve the November 9, 2015 meeting minutes. Motion was unanimously carried.

REORGANIZATION OF COMMISSION MEMBERS

Discussion was held about rotating the Chairperson and Vice-Chair positions. Member Martin expressed that she is concerned about not being able to attend all the meetings. Member Smeltzer stated that if that should happen, the Commission will deal with it at that time. Darlene indicated her agreement.

MOTION was made and seconded to appoint the last year’s Officers to remain for the year 2016, Darlene Martin as Chairperson and William Smeltzer as Vice-Chair. Motion unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) Hampton Inn Land Development Planning Module

Commission members were provided the portion of the Planning Module that requires their discussion and approval for a signature. The Narrative and Component 4A were reviewed by the Commission members.

Hampton Inn Land Development Planning Module (con't)

Mgr Grumbine explained that the Narrative will be revised to reflect North Lebanon Municipal Authority as owner of the system as opposed to the Lebanon Authority being the owner. Scott Rights, NLT Mun Authority Engineer, has requested the revisions from the Engineer on this project. The Municipal Authority will be reviewing the Planning Module during their meeting on Thursday night. The revised Narrative should be in place by that time.

Member Smeltzer mentioned this part of the NLT sewer system being the high pressure main area. This Module shows the proposal as being gravity fed, which is a good thing for this challenged area.

MOTION was made and seconded to authorize the Chairperson's signature on the Planning Module for the Hampton Inn Land Dev Plan. Motion unanimously carried.

PLANS ON HOLD WITH LCPD**A.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev Phase II & III**

Location/Zoned: Lebanon Rails Business Park

Date Submitted: 5/13/2013

Chp Martin questioned the submission date for this plan. How long a period of time is granted for this plan to move forward? Mgr Grumbine explained that the connection to the rail line caused delay in this plan. She said she will check with County Planning on the timeline for Always Bagels to make some movement on this plan.

B.) Hampton Inn Land Dev Plan

Date Submitted: 9/09/2015

Location/Zoned: 1601 E Cumberland St/C2B

Member Smeltzer questioned the previous discussion the Commission had regarding a second access for this facility. He remembers having a lengthy discussion about providing a second access to the facility. Mgr Grumbine told the Commission she had forwarded the request to the Engineer to review for a second access. There were no options available for that to happen. Should the vacant lot beside the proposed Hampton develop, an option could be reviewed at that time. Member Smeltzer said he understands but the lack of a second access is of real concern in the event of some type of emergency situation. He mentioned that most residential developments are now required to provide at least 2 accesses to the development. Member Smeltzer then said if the neighboring lot does get developed the issue will be brought up again.

C.) NCCS Final Land Dev Plan

Date Submitted: 10/13/2015

Location/Zoned: 452 Ebenezer Rd/Mun-Rec

The Engineer is still working on their revisions for this plan.

RECEIVING NEW PLANS

There are no new plans for receiving tonight.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Summary 2015 PC Activities**

The Annual Summary for 2015 has been provided to the Commission members. The report was reviewed by the members and was approved to forward to the Supervisors. Member Smeltzer commented that the report shows the true state of the economy and is hopeful 2016 will be better than 2015.

Summary 2015 PC Activities (con't)

Mgr Grumbine pointed out that the Narrows Glen Swale E Plan had been approved by the Planning Commission. However the recommending letter from LCPD has still not been received. Therefore the Plan still has not been forwarded to the Board of Supervisors. That means this Plan will hanging in "limbo" until all issues are completed and LCPD issues a recommending letter. There has been some concerns on this swale raised by neighbors.

The members also gave kudos to Members Tice and Allwein for attending all 9 meetings for the year of 2015.

MOTION was made and seconded to approve the Annual Summary of Planning Commission Activities for 2015 for forwarding to the Board of Supervisors. Motion unanimously carried.

B.) 2016 Meeting Dates

A list of all 2016 meeting dates was provided to the Commission members.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary