

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JULY 8, 2013**

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

Absent: William Smeltzer Vice –Chairperson

Also in attendance at this meeting were several members of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the May 13, 2013 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

There were no public comments tonight other than those relating to specific plans.

NEW WEBSITE:

Darlene Martin announced that the Township has a new website address as listed on the agenda. It is www.northlebanontwppa.gov.

ACTIVE PLANS FOR REVIEW & RECOMMENDATION TO BOARD

A.) Dale Brubaker Land Dev Plan

Date Submitted: 2/14/2013

Location/Zoned: Long Ln/Ag

The Brubaker Plan has been on the agenda for several months. Bert Nye, of Red Barn Consulting, has been working with Rick Bolt, County Engineer, to design stormwater and address any traffic patterns that will be needed to operate the chicken farm. The Commission members viewed the final plans that have been provided by the Brubakers. Mr. & Mrs. Brubaker were present to discuss any questions or concerns that might be raised. Chp Martin indicated that all the items pertaining to this plan seem to have been accomplished. The recommendation letter for approval from County Planning has been provided. She asked her fellow members if they had any questions for the Brubakers.

MOTION was made and seconded to recommend approval of the Brubaker Land Development Plan. Motion was unanimously carried.

PLANS ON HOLD WITH LCPD**A.) Herb Homestead Land Development Plan**

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

Bob Sentz, of County Planning, emailed Mgr Grumbine to inform her that this plan has been approved for an extension until 9/28 2013.

B.) Joseph John Pennsylvania Realty LLC (Always Bagels) Final Subd/ Land Dev Phase II & III

Mgr Grumbine reminded the members that they received this plan at their May meeting. However, the Township Office only received the submission payment on July 3. This Plan shows an expansion design for Always Bagels located in the Lebanon Rails Business Park. Steve Dresch, a neighboring property owner to Always Bagels was present to discuss some issues with the Planning Commission members. Mr. Dresch indicated that stormwater is now being shown on his property and abruptly ending on his property, which would cause all this storm water to flow on his land. He stated if they moved the storm water to the north it would flow directly into their designed stormwater basin to the east. He does not see why they need to use his land for stormwater when they have plenty of other land that could be utilized.

In addition, Mr. Dresch reviewed the layout of the railroad spur that is crossing his access lane and questioned why they were not utilizing the original design which showed the rail line to the south of his property and then turning to come up to the available lots. Chairwomen Martin stated that they would check into these issues. Mr. Dresch stated he also spoke with Bob Sentz at LCPD and Susan Eberly-President of the Lebanon Valley Economical Development Corp regarding his concerns.

RECEIVING NEW PLANS**A.) Mark B. Godshall Preliminary/ Final Land Dev Plan** Date Submitted: 6/11/2013**Location/Zoned:** Weavertown Rd/ I

This Land Dev Plan is for the former Weaver Bologna Plant located off Weavertown Road. The plant has been undergoing many changes to allow for this expansion which includes the expansion of the freezer/cooling facilities and the expansion of new machinery for the manufacturing of their additional products. Revised stormwater and site grading are also included on this plan.

The Planning Commission reviewed the plans and questioned the parking calculation used of one space per two employees on the largest shift. Mgr Grumbine agreed to check with LCPD regarding the parking. Bruce Sattazahn said when he goes past the business during the day they are parking everywhere, as the parking lot does not appear large enough to handle current employees. It was discussed that because the parking lot remains in stone it is not as efficient as a paved lot where people park within painted lines.

ITEMS FOR DISCUSSION / COMMENTS FROM COMMISSION MEMBERS**A.) Regional Comprehensive Plan**

Manager Grumbine reported that she and Sheila met with Curt Kulp-Mgr at S. Lebanon Township, and Robin Getz-Mgr at N Cornwall Twp on July 1st to review the draft outline from the June 6th public meeting. There were only a few questions/corrections they forwarded to Michelle Brummer-Consultant. It was confirmed that these 3 municipalities have all approved a Resolution adopting the Cornwall-Lebanon Regional Comprehensive Plan. Mgr. Grumbine stated that West Cornwall Township was also reviewing adoption at their meeting tonight.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary