

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JANUARY 13, 2014**

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:

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|---------------------------|-------------|
| 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 was Bert Nye of Red Barn Consulting as well as several other individuals.

The Pledge of Allegiance was recited.

OATH OF OFFICE – Kevin M. George

Following Bruce Sattazahn’s resignation from the Commission, Kevin George was appointed as the new member. The Oath of Office has been notarized and submitted to the Office. The Commission members welcomed Kevin to the board.

MEETING MINUTES (December meeting cancelled)

MOTION was made and seconded to approve the November 11, 2013 meeting minutes. Motion was unanimously carried.

REORGANIZATION OF COMMISSION MEMBERS

MOTION was made and seconded to appoint the current Officers to remain for the year 2014. Motion unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

PLANS ON HOLD WITH LCPD

A.) Herb Homestead Land Development Plan

Date Submitted: 1-12-2010

Location/Zoned: Weavertown Rd/ I

The Twp office has received a copy of a letter dated 12/31/2013 and addressed to Herb Homestead. The letter informs that Matthew & Hockley have requested this plan be withdrawn from review. This plan will be removed from the agenda unless/until a resubmission is made.

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

Location/Zoned: Lebanon Rails Business Park

The review work on this property is continuing although there has been nothing new reported to the Twp office.

Always Bagels Subd/Land Dev Plan (con't)

Member Smeltzer said discussions are being continuing various access points to the Rails to Trails and this property is one of those points. The logistics of the various locations is still being worked out before any definite plans move forward for this particular property.

C.) MGD Tractor Land Dev Plan

Dare Submitted: 11/08/2013

Location/ Zoned: E Cumberland St

Member Smeltzer questioned if any new communication had been received after the Commission's concerns/ comments were forwarded. Mgr Grumbine explained she had included their comments in her letter addressed to County Planning. When Member Smeltzer questioned if she had received any response to the comments, she replied no she had not. Member Smeltzer mentioned the approval that will need to be obtained from PADOT for access to the property and the issues for connection to public sewer.

Mgr Grumbine explained it is her understanding the Municipal Authority has recommended on-lot sewer for this location. Because the pump station is located within the Green Acres Mobile Home Park, is privately owned and feeds into a force main, the Authority prefers the sewer not be directed into their force main at this location. The Wastewater crew will be on site during the driveway construction due to the location being the same area as the force main. Conversation moved to the chicken plant and whether or not it was connected to the public sewer, as well as some of the other properties in this area. Mgr Grumbine stated that the chicken plant was originally connected just as the force main was installed. She said existing businesses connected as part of the original installation. Discussion continued about the various properties that are connected and not connected to the public line. Member Smeltzer repeated he is confused about the decision to exclude this one property from public service connection. Although he said he is sure there is a reason for it he is still confused by the decision.

RECEIVING NEW PLANS**A.) Larry Martin Land Dev Plan**

Date Submitted: 12/23/2013

Location/Zoned: Morrissey Dr / AG

Bert Nye, of Red Barn Consulting, was present to discuss the Larry Martin plan. Currently a swine operation is being conducted, which will eventually be decommissioned. Two existing high-rise buildings will be used for the poultry operation until the 2 new single-story poultry barns can be constructed. A new equipment garage will be constructed to replace the existing garage, which will be demolished. A portion of the current barn bank will be removed and a new utility shed will be constructed. The stormwater with an inlet system will be constructed to address stormwater needs. Stormwater will be directed to the north-east portion of the property, toward the neighboring Steve Weaver property. Mr. Weaver has agreed to grant an easement to Mr. Martin for the stormwater proposal. A lot of discussion followed pertaining to the stormwater basins and various types of fill that will be used for the project. Member George questioned if the current stormwater basin will be used as a sediment basin during construction. Bert replied that Lebanon County Conservation District does not require that as the basin will not remain open for a long period of time.

A new driveway will be constructed. The new driveway will allow for the width required and the trucks will remain the same type of trucks currently accessing the property.

Larry Martin Land Dev Plan (con't)

Member Tice remarked he is happy to see the setback has been modified from the original plan submission. Bert Nye said it had been one of the Commission's comments when he had attended the a previous meeting and they did agree to address the setback concerns.

MOTION was made and seconded to receive the Larry Martin Land Development Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FORM COMMISSION MEMBERS**A.) Transportation Session – “On the Move”**

Mgr Grumbine explained the transportation study and signal improvements on Rte 422 corridor were completed. As part of the process Mgr Grumbine receives emails pertaining to some of the various improvements and comments are requested from the public. At this point Mgr Grumbine is thinking it would be a good idea to begin sharing some of the emails she receives in order to get feedback from individuals who are making the commutes.

B.) Summary 2013 PC Activities

The Commission had received the summary via email to review. The Commission was asked to make any comments pertaining to the 2013 Annual Summary. None were offered.

MOTION was made and seconded to approve the Annual Summary of Planning Commission Activities for 2013 to the Board of Supervisors. Motion unanimously carried.

C.) 2014 Meeting Dates

A list of the 2014 meeting dates had been provided to the Commission members via email.

D.) Cornwall-Lebanon Regional Comprehensive Plan

Mgr Grumbine mentioned that Member Allwein had requested a hardcopy of the plan, which he received and now has received a CD copy. She said the Cornwall-Lebanon Regional Comprehensive Plan is also posted on the Twp website for reference.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary