

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
FEBRUARY 10, 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:

Darlene Martin	Chairperson
William Smeltzer	Vice - Chairman
William Tice	Member
Charles Allwein, Sr	Member
Kevin M George	Member
Cheri Grumbine	Twp Manager

Also in attendance at this meeting was Chad Smith and Michael Swank, of Steckbeck Engineering/Surveying, as well as several other individuals.

The Pledge of Allegiance was recited.

MEETING MINUTES

MOTION was made and seconded to approve the January 13, 2014 meeting minutes. Motion unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

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

This plan shows expansion of the existing Always Bagels plant. The Rails for Trails is located in this area and review is being completed on the future planning of the trail at this time. There is nothing new to report as far as the review and/or comments for this plan.

B.) MGD Tractor Land Dev Plan

Dare Submitted: 11/08/2013

Location/ Zoned: E Cumberland St/ C2A/I

Due to the fact there had been some conversation during the last meeting regarding this plan, Michael Swank of Steckbeck Engineering is present to answer any questions or comments. The first remark Mike shared was that the revised plan had been submitted to Lebanon County Planning on 2/07/2014. He shared that he had been in contact with the Twp office and thought it would be a good idea to come tonight and answer any questions the Commission might have.

Member Smeltzer said one of his main concerns was the issue of an onlot system. He cannot understand why the proposed property would not connect directly to the main, as it is located directly in front of the property. Mike explained the Municipal Authority made that determination and stated the design should reflect an onlot system.

MGD Tractor Land Dev Plan (con't)

Member Smeltzer said he would like to hear a logical explanation for that decision to which Mike stated he is trying to incorporate in the design what he is instructed to show. He said the Authority feels the risk of the new connection and the existing force main would “fight” each other for flow. The result would be the possibility of the sewer flowing backwards into the new property. Chp Martin commented isn’t that the purpose of a check valve, to prevent the backflow? Mike said he does not dispute what is being said but he does not have the option of making these decisions. He follows the direction he is given.

Member Smeltzer asked Mgr Grumbine if she knows the thinking of the Municipal Authority when making the decision that this property should have an onlot system. Chp Martin and Member Smeltzer both voiced concerns about a precedence being established for any future properties in the area that wish to develop. Mgr Grumbine advised them to phone the office and speak to Sheila Wartluft about any concerns they might have with the sewer issues. She would be able to explain the Authority’s stand on this issue.

Member Smeltzer questioned a visual barrier along Rte 422 to the rear of the property. Are there plans to complete one? Mike said there is an arborvitae screen shown on the plan. Member Smeltzer discussed the view of this property that the neighboring properties would have and his concern that the screen plantings be included in the approval of the plans.

Chp Martin questioned any PADOT permits in regards to the driveway being current. Mike explained that PADOT had come back with a few suggested revisions which have been completed and resubmitted to PADOT.

C.) Larry Martin Land Dev Plan

Date Submitted: 12/23/2013

Location/Zoned: Morrissey Dr / AG

The Larry Martin plan proposed an expansion of a current farming operation and a changeover to a poultry operation. There has not been any new information submitted since the January meeting.

RECEIVING NEW PLANS

A.) Margaret L. Fortna Lot Addition Plan

Date Submitted: 1/17/2014

Location/Zoned: Weavertown Rd/RR

The Planning Commission is seeing the Fortna Lot Addition Plan this evening. This plans shows an addition to the Fortna property from the Township owned property which is the new Lenni Lenape Park. A few years ago the Fortnas had constructed a pool with fencing and misc pool accessories. Upon completion a portion of it was actually located on Township property. Rather than force the removal of the pool, the Fortnas were given the option of correcting the boundary lines to accommodate their pool and accessories. The lot addition is a non-building lot and a new Deed will be drafted to include the lot addition.

The Commission reviewed and discussed the plan. Chp Martin questioned the driveway to the property which Mgr Grumbine pointed out for her. Some discussion was held pertaining to the garage and the area the fencing around the pool area.

MOTION was made and seconded to receive the Margaret L. Fortna Lot Addition Plan. Motion unanimously carried.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) Scholl Sketch Plan (former Cikovic Property)**

Mgr Grumbine told the Commission the sketch plan before them, which they had received via email, is for the former Cikovic property. The land contains 2 parcels, an east and a west parcel on either side of Horizon Blvd. The eastern portion fronts on Jay St. Chad Smith, of Steckbeck Engineering, is present to discuss this proposal with the members. Chad stated the proposal is for 122 lots plan and suggests a 3 phase submission with a Homeowners Association to own and maintain the proposed stormwater areas. There are wetlands to the north of one of the stormwater basin areas. Member George questioned if the storm basins would be tested for acceptable operation due to the proximity of the wetlands? Chad replied testing on the wetlands had been done a few years ago. Member Smeltzer voiced his concern about a Homeowners Association being responsible for the stormwater areas. If the Association neglects the areas then the Twp is stuck with enforcement issues. Mgr Grumbine replied that the Solicitor would require and review documents submitted regarding the rules and regulations as well as the responsibilities.

A connecting road is shown adjoining to, Rolling Meadow Rd, from Homestead Acres development to the proposed development. Member Allwein questioned another area regarding the distances between the intersections. Chad replied it is approximately 300 feet between shown intersections. Most of the members expressed concerns about the amount of additional traffic that is going to be generated. Chp Martin asked about a traffic study being done for this area. Chad replied that is something the Twp will probably require as the planning progresses. Member Allwein stated that most households today have at least 2 cars. This amount of traffic will impact an already heavily traveled area. The question of the streets being dedicated to the Twp was raised. Chad replied the streets will be dedicated to the Twp. The only responsibility of the Homeowners Assoc would be the maintenance of the stormwater basin areas, at this point in time. A lot of discussion was had on the traffic concerns and additional issues this plan would create. Chp Martin felt there should be another street located within the development.

The question of curbing and sidewalks was discussed next. Chad replied there will be sidewalks on one side of the street and at this time slant curbing is being considered. The members expressed concern about the school being so close and no direct connecting point to the school lands. Member George mentioned the walking paths installed by the school in recent years. It might be a good idea to review connection from the proposed development to the school's existing walking path. The walking paths circle the school and many of the sports fields as well as the playground area. It would be a good idea to connect into the school walking paths as opposed to having the children enter the roadways to walk back and forth to school. Chad said he would think there would be residential rights to connect to the school walking trails. Member George agreed saying it is public property so he would not expect the school to disagree. Mgr Grumbine asked Chad if anyone had reviewed the approved plans for Schoolhouse Meadows for any type of recorded right-of-way from the school over to this property? She recalls a discussion being held about a "grass" right-of-way which would only show up on the plans. Nobody would know the right-of-way was there unless they looked at the plans. Chad agreed to look into the question of a right-of-way.

The issue of a tree buffer was raised. Mgr Grumbine replied that someone has been in the area cutting and clearing out according to DEP. Member Smeltzer stated he hopes it is not the existing tree line being eliminated. The owner will find that he may have to replace the tree line.

Scholl Sketch Plan (con't)

When Chp Martin questioned Weaver Lane, she was told it is a private road and dead ends. Members reviewed the options concerning Weaver Lane and the eastern portion of this property. A lot of conversation was held on some of the concern the Commission members can foresee with this proposal. Chp Martin summarized some of the concerns of the Commission:

- Traffic study to be completed
- Concerns about additional traffic onto heavily traveled Sandhill Rd
- Driveways for some of the proposed too close to the intersections on some proposed lots
- Direct connection to Ebenezer Elementary School for children
- Possible right-of-way approved with Schoolhouse Meadows Plan
- Designated snow drop off area
- Tree buffer around wetlands being removed
- Responsibilities of Homeowners Assoc regarding maintenance issues with the stormwater areas

Chad Smith thanked the Commission for their time and discussion. Some discussion continued regarding the traffic issues that may be created with this proposed development.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary