

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
JUNE 8, 2015**

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	V-Chairperson
William Tice	Member
Charles Allwein, Sr	Member
Cheri Grumbine	Twp Manager

Absent Kevin M George Member

Also in attendance at this meeting was Chad Smith of (SESI) Steckbeck Engineering.

The Pledge of Allegiance was recited.

MEETING MINUTES from May 11, 2015 are ready for action from the Commission.

MOTION was made and seconded to approve the May 11, 2015 meeting minutes. Motion was unanimously carried.

PUBLIC COMMENTS

The public offered no comments this evening.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

There are no active plans for review & recommendation this month.

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: 5/13/13

A revised plan has been submitted for review. Chad Smith of SESI reported the rail spur has now been eliminated from the plan. The proposed rail spur was the issue that was holding up any movement on this plan. In the past, an issue with a neighbor, who is basically landlocked, needed access to his driveway to his home. If the rail spur was to remain some type of easement agreement would have been necessary from Valspar.

Member Smeltzer asked if the Rails to Trails has been completed. Smith stated that to his knowledge the trail has not been started yet. Mgr Grumbine added that the detour plan had been processed through the Twp previously but the trail is in the planning stages.

RECEIVING NEW PLANS

There are no new plans to receive at this time.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS**A.) NCCS Sketch Plan – Chad Smith SESI**

Chad Smith of Steckbeck Engineering is present to discuss the plans for an expansion project for the New Covenant Christian School located on State Rte 72 N. The sketch plan shows the addition of a gymnasium with an ADA access ramp. An area with additional parking spaces is also being planned. Any new additions are to be constructed on the north side of the existing building, fronting State Rte 72 N. The existing sports fields are being preserved as the school does not want to lose the sports area.

Chad explained there will be no PADOT permits required as there is an existing horseshoe shaped driveway in the front of the existing school which will serve as an access to the proposed parking spaces. Approximately 20+ additional parking spaces are being proposed. The proposed parking area will not access directly onto State Rte 72 N.

Mgr Grumbine questioned the notation of a stormwater basin located on the northside of the building. Is that an existing basin or a newly proposed basin? Smith stated it will be part of the Land Development Plan when it is submitted. A proposed rain garden is also shown in the front of the building which would be facing west onto State Rte 72 N. Chad said the intention is to help keep waters off the sports fields.

Chad explained the school currently uses what they call an all-purpose room for several different uses. The proposed expansion will help to eliminate that problem by providing a gymnasium area. In the future it is planned to construct some additional classrooms attached to the current proposed gymnasium. However that will be a future project not incorporated with this project.

Chad also stated that to his knowledge no additional EDUs for sewer will be required for this project. Mgr Grumbine asked if showers are not being planned for the gym area. Smith said he is not sure about that but will check to find out for sure. Chad finished his remarks by stating that a Land Development Plan will be submitted in the near future.

B.) Ord 2-2015 – Comcast Franchise

This information is by way of FYI only. At Monday night's Supervisors meeting a Public Hearing is scheduled regarding the Comcast Franchise fee agreement. The Commission has no action to take on this issue.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary