

**MINUTES
NORTH LEBANON TOWNSHIP
PLANNING COMMISSION
MARCH 9, 2020**

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 A. Martin Chairperson
William Smeltzer Vice-Chair
William Tice Member
Charles Allwein..... Member
Cheri F. Grumbine Township Manager

Absent Kevin M. George..... Member

Also, in attendance were Lori Messersmith-Falk of Christland Eng, Jason Chernich of SESI and several members of the public.

The Pledge of Allegiance was recited.

MEETING MINUTES from February 10, 2020 are ready for action.

MOTION was made and seconded to approve the February 10, 2020 meeting minutes. Motion unanimously carried.

ACTIVE PLANS/ PLANNING MODULE FOR REVIEW & RECOMMENDATION TO BOARD

A.) Mapledale Estates Prelim Subd/Land Dev Pl

Date Submitted: 06/13/2019

Location: off E Maple St

Engineer: Pioneer Mgmt LLC

Mapledale Estates proposes the construction of 38 single family detached residential lots on a 17.88-acre parcel northwest of Briar Lake Development. Gerald Musser is the developer of this area. An audience member questioned the location of this proposal and if this is planned to be an age restricted community or a low-income community. The public was told this is the development that will not be connecting to Briar Lake. After some questions from the public Member Smeltzer explained the difference between the planning of an R1 and an R2 development. He told the public that although this area is an R2 area the homes being proposed are more consistent with an R1 district. All homes being proposed are single-family residential structures.

Some members of the public voiced their questions and comments about Mapledale Estates. There was some confusion about which development was being discussed as well as the location of the development. Member Smeltzer explained this development is located at the crest of the hill on E Maple St. The back yards will connect with the existing Briar Lake community. Questions were asked about the types of homes being proposed for this area. Is it to be an age restricted community or maybe low-income housing? The Commission members replied the plan before them is proposing single-family homes. Should the developer decide to propose apartments or townhouses, he would have to resubmit new plans and go through the whole planning process. Member Smeltzer stated this area is zoned for R2. However, the development reflects single-family dwellings, not apartments and townhouses. That being said, Member Smeltzer told the public this developer usually does not build that type of housing.

Questions were asked about traffic studies and when the studies are required. Mgr Grumbine stated PADOT is involved in this development as E Maple St is a PADOT road. PADOT mandates when traffic studies be completed whenever one of their roads is impacted. Questions moved onto Stormwater design. Member Smeltzer replied the retention ponds are on the west side of the proposed street located off E Maple St.

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Mapledale Estates Prelim Subd/Land Dev Pl (con't)

The design of the "looped" street was discussed next. Member Smeltzer talked about the criteria that must be met when designing secondary streets off a main roadway. This design is a "loop" street and not a cul-de-sac. A letter of recommendation from LCPD has been received. Chp Martin asked for any more questions or comments. There were none.

MOTION was made and seconded to recommend approval for Mapledale Estates Subd/Land Dev Plan along with the sewer planning module and the Park & Rec Agreement. Motion unanimously carried.

B.) Manna Foods, Stormwater Mgmt Plan

Date Submitted: 02/10/2020

Location: 430 N. 11th Ave

Engineer: Christland Engineering

A plan had been submitted last month to address the Stormwater planning for the additional parking lot area for Manna Foods. Review has been completed by Rick Bolt, LCPD Engineer. Lori Messersmith-Falk was present to discuss the letter of comment from Bolt Engineering. He is suggesting there are a few minor items that will be easily addressed and then approval is recommended.

MOTION was made and seconded to recommend approval conditional on all remaining issues be addressed prior to the Supervisors meeting next week. Motion unanimously carried.

C.) Kapp/Batz Revised Subd Plan

Date Submitted: 2/20/2020

Location: Kimmerlings Rd

Eng: SESI

This plan is a revised submission of the Kapp/Batz Subd Plan that had been approved previously. During the preparation of the deed descriptions, it was discovered a measurement was noted incorrectly. This plan corrects the error to the measurement. The Commission is being asked to receive the plan and then offer recommendation for approval as this plan shows the correction to the error.

MOTION was made and seconded to recommend approval of the revised plan correcting the error in measurements for the Batz/Kapp Subd Plan previously approved. Motion unanimously carried

PLANS ON HOLD WITH LCPD

Continual review is being conducted on the following plans as the necessary information is being submitted by the applicants/developers:

A.) Project Oak Stormwater

Date Submitted: 11/13/2018

Location: 3160 Hanford Dr

Engineer: Kimley-Horn

The stormwater revision plan was submitted to Cleona Borough and North Lebanon Township. No one was present to discuss plan.

B.) Lebanon Project 6

Date Submitted: 12/05/2019

1575 Joel Dr (T-405), Grosfillex

Engineer: Stackhouse Bensinger

A set of revised plans was submitted following a comment letter from Rick Bolt, County Engineer. A letter approving water capacity was received as well as a Post Construction Stormwater Report.

C.) The Crossings at Sweet Briar – Phase 3 Final

Date Submitted: 12/19/2019

W. of Mt. Zion Rd and S/E side of Kimmerlings Rd

Engineer:

This plan is to construct 28 single family lots connecting to public water and sewer and one open space lot. No one was present at meeting to discuss plan.

D.) Cedar Crest Circle Subd/Land Dev Pl

Date Submitted: 1/10/2020

777 N. 8th Avenue

Engineer: Chrisland Engineering

This plan is proposing 54 single-family townhomes, and 4 garden apartments consisting of 32 units for a total of 86 units. Lori Messersmith-Falk was present from Chrisland Engineering to answer any questions.

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Cedar Crest Circle Subd/Land Dev Pl (con't)

Members of the public had several questions and comments on this proposal. The biggest concern they had was the traffic issues that can be expected. One gentleman commented the intersection at N 8th Ave and Weavertown Rd is already overloaded with traffic issues. Member Smeltzer repeated that there has already been requests for traffic studies at several intersections in this area. The traffic studies once completed will be submitted to the Twp office for review.

When asked Member Smeltzer stated that Blue Lake Builders is the developer on record for this plan. When asked who owns the land, Mgr Grumbine stated Gloria Pushnik is the owner. However, there is an Agreement of Sale between Pushnik and Blue Lake Builders. Several members of the public repeated their concerns about the traffic issues this is going to create for the neighborhood. Mgr Grumbine replied once the traffic study information is completed and provided the traffic issues will be reviewed. She also reported the Twp Roadmaster and County Engineer walked the property to review the stormwater plan proposed.

RECEIVING OF NEW PLANS

A.) Paul F. Horn Final Subd Plan

Date Submitted: 3/06/2020

Location: Marcon Dr

Eng: Matthew & Hockley

This Subd Plan is for a single lot (124) located off Marcon Dr. Neighbor notification letters have been sent to surrounding property owners.

ITEMS FOR DISCUSSION/ COMMENTS FROM COMMISSION MEMBERS

A.) Transportation Impact Study – 1625 Heilmandale Rd

Conversation about the proposal for a 1.3 M sq ft warehouse construction on the Hershey Bare tract off Heilmandale Rd was held. A traffic Impact Study has been received and will be reviewed by Jon Fitzkee, LCPD, and Gene Chabak from the Larson Group. Once their review is completed a meeting with Mgr Grumbine will be held. The information will then be shared with the Planning Commission and The Supervisors. Discussion about what projected company will be that finally settles there is not known yet. Mgr Grumbine stated she will scan the executive summary and email the information to the Commission members. At this point the information is trickling into the office. No plan has been submitted as of this date.

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

Respectfully Submitted,

Theresa L. George
Recording Secretary