

LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
June 21, 2021
7:00 p.m.

The Londonderry Township Planning Commission held their monthly meeting on Monday, June 21, 2021 via Zoom Telecommunication.

Call to Order: Mr. Bruce Grossman, Board Chair called the regular scheduled meeting to order at 7:00 p.m.

REGULAR MEETING:

Citizens Input - None

Present: Bruce Grossman, Chairperson
Carolyn Stoner, Member
Patience Basehore, Vice-Chair

Absent: Irv Turpin, Member
Adam Kopp, Secretary

Attendees: Jeff Burkhart, Zoning Officer
Susan Yocum, Solicitor
Mike Wood, HRG
Andrew Kenworthy, HRG
Charles Courtney, McNeese Consulting
John Murphy, Alpha Consulting
Alexa Korber, Tri-County Reg. PC
Mark Brown, Triple Crown
Chris Brown, Triple Crown

Approval of Minutes –May 17, 2021

Ms. Stoner motioned to approve the May 17, 2021 Planning Commission meeting minutes. Ms. Basehore seconded the motion.

Call for Discussion: None

All in favor. Minutes approved.

Zoning/Codes – Jeff Burkhart

Mr. Burkhart introduced presenters Mr. Courtney, McNeese Consulting and Mr. Murphy, Alpha Consulting. Ms. Korber, Tri-County Planning Commission and Mr. Kenworthy, HRG were available for comment.

Mr. Courtney, McNees, Wallace & Nurick LLC, made a presentation on behalf of the equitable owner Mark and Chris Brown, Triple Crown. A modified plan was presented to the Planning Commission based upon feedback from the previous informal request for property 4545 E Harrisburg Pike with a requested Zoning Amendment Change from Agricultural to Light Industrial. The amended request is a Zoning request from Agricultural to Commercial C-2, with "Flex-Space" by Conditional Use to be added.

Mr. Courtney noted the progression of the Rte. 230 corridor with the water and sewer extension. Projects are approved and under construction. Mr. Courtney noted the 230 Corridor is more likely an industrial corridor versus a residential. A sketch plan was presented and would dictate the different types of various size buildings for projects that could be constructed and would not lend itself to large facilities. The sketch plan was further noted as a yield plan recognizing the various constraints and DEP guidelines. Stream enhancements could be coordinated with the Township. The project would offer a different type of employment base. Mr. DeSanto, Triple Crown, described a wide range of users such as pharmaceutical, small distribution, manufacturing, construction companies, and sometimes office use depending on the needs of the user.

Mr. Courtney provided an estimated traffic planning study and was informed there is more than sufficient capacity on Route 230 for the project. He further commented on the economic impact for each development in terms of annual tax revenue not withstanding jobs. There are two parts to the amendment. The first part is the rezoning to Commercial. The second part is the text amendment for extension of the C2 Commercial District which includes the definition of the Flex Space Facility and identifies facilities as a conditional use in the C-2 Districts whereas the Ordinances already have standards. In addition, Subsection 5 identifies flex space facilities to include light industrial.

The Planning Commission held a lengthy discussion in regards to the amended sketch plan. The Planning Commission agreed that the plan looks similar to the previous plan that was submitted. Traffic impacts are a major concern as well as the existing high-density residential areas, lack of public representation, concerns of surrounding agricultural land and health, safety and welfare of the residents of the township. Alexa Korber, from Tri-County Regional Planning Commission, provided a letter dated June 7th with analysis and comments. It was suggested that any changes of overall future concepts should be carefully considered and incorporated in the Comprehensive Plan which is currently under review for update. Mr. Grossman noted the plan is way too broad and feels there are several projects already in place without knowing the impacts of pollution, financial, traffic, noise, etc.

Ms. Stoner motioned to recommend to the Board of Supervisors denial of the requested Change of Zoning and denial of the requested Text Amendment as presented. Ms. Basehore seconded the motion.

Call for Discussion: None

All in favor. Motion carried.

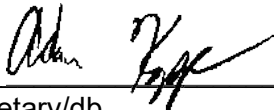
Future Items – Comprehensive Community Plan Review

Mr. Grossman was pleased with Conewago's plan. He indicated Conewago's plan was discussed in detail with the public's input and very specific issues were voted upon at a public meeting.

A brief discussion was held whether the Planning Commission would need professional help to assist with the plan. Guidance from a professional source as well as Tri-County Planning Commission would be of great benefit. Mr. Burkhart noted a request could be made and that several resources were used in the past for zoning modifications. Ms. Yocum agreed to provide Mr. Grossman with a list of recent ordinance amendments. Mr. Grossman plans to review ordinances and reach out to South Hanover Township. The next scheduled meeting is July 7, at 6:00 p.m. in the Township Office.

Adjournment

Ms. Stoner motioned to adjourn the meeting. Ms. Basehore seconded the motion. All in favor. Motion adjourned 8:15 p.m.



Secretary/db