

LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
Regular Meeting Minutes
November 2, 2020
7:00 P.M.

The Londonderry Township Board of Supervisors held their regularly scheduled meeting on Monday, November 2, 2020 via Zoom Video calling at 7:00 p.m. due to Coronavirus Pandemic.

Call to Order – Board Chair, Mr. Geyer called the meeting to order at 7:00 p.m.

Attendance Role Call – Mel Hershey, Member
Ron Kopp, Member
Anna Dale, Member
Bart Shellenhamer, Vice-Chair

Salute the Flag

Present: Steve Letavic, Township Manager
Jeff Burkhart, Codes/Zoning Officer
Monique Dykman, MS-4
Andy Brandt, Public Works Director
Sam Risteff, Golf Course Superintendent
Mark Stewart, Solicitor
Andrew Kenworthy, HRG Engineer
Tom Jones, Resident
Jeff Heisey, Resident
Walter Heisey, Resident

Absent: Les Gilbert – EMA

Citizens Input: Mr. Jones expressed his appreciation for the zoom meetings and noted that his comments sent to HRG about the Londonderry Sewer were addressed in the Londonderry Township newsletter and he was very appreciative.

Approval of Minutes – October 5, 2020

Ms. Dale motioned to approve the October 5, 2020 minutes as presented. Mr. Kopp seconded the motion.

Call for discussion: None

All in favor. October 5, 2020 minutes approved.

Manager's Report – Steve Letavic

Mr. Letavic presented the 2021 Budget to the Board for review and requested to approve hanging the 2021 budget to December to be officially adopted. The conservative budget is for all funds which allows the Township to meet its operational goals and capital requirements without a tax increase during this time of COVID.

Mr. Hershey motioned to approve the 2021 Township budget to be hung for 30 days. Ms. Dale seconded the motion.

Call for discussion: Mr. Kopp questioned if the proposed budget will help in the long-term outcome; and, if the upcoming economic corridor development suggests the possibility of no taxes increases in the future.

Mr. Letavic discussed the one-half million-dollar contribution to be funded to the Township once development begins as part of Vision Properties conditional use agreement. Anticipation of 1,500 new jobs will more than replace the lost revenues. The new buildings in the 230 Corridor will increase the tax flow to help meet our operational needs, as well as allow the rest of the community to remain rural in the municipality.

All in favor. Motion approved to hang the budget as presented for 30 days.

Treasurer's Report – Steve Letavic

Mr. Letavic presented to the Board for approval to pay the October bills.

Payment of Invoices:

FUND	Checks written in March for Supervisor approval
General Fund	\$140,637.20
ME2 Grant	\$0.00
Capital Projects	\$0.00
Penn Vest	\$0.00
Golf Course	\$39,494.79
Liquid Fuels	\$8,244.30
Escrow	\$0.00
LVFC	\$0.00
Debt Service	\$16,275.45
Total by when written	\$204,651.74

Mr. Shellenhamer motioned to approve the October bills as presented. Seconded by Mr. Hershey.

All in favor. Motion approved.

Zoning/Codes – Jeff Burkhart

Mr. Burkhart presented revisions to the following plans for review and approval by the Board:

1. **Core 5 Industrial Partners (Tuck Away II, LLC property) – Final Subdivision Plan** to provide for a future sewer pumping station will be presented for review and consideration. As part of this application a request for Waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested. Also requested is a Waiver of S.L.D.O. Sec 22-303.1.A.2.b – Requirement to show Bearing and Distance information for the parent tract, as well as a Waiver of S.L.D.O. Sec 22-303.3.C.12 – requirement to provide a Plan Scale for the entire parcel no larger than 1"=100' as part of the subdivision of this site. The Township Planning Commission has recommended this plan for approval by the Board of Supervisors.

A brief discussion was held by Mr. Kenworthy, HRG and the Board in regards to the locations of the pumping stations and their sustainability in the floodplains. Pumping stations will be located in low areas to take advantage of gravity flow. The pumping stations will be installed by the developers and inspected. The property will then be transferred to DTMA.

Mr. Hershey motioned to approve the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the subdivision of this site. Seconded by Mr. Shellenhamer.

Call for discussion: None

All in favor. Motioned approved.

Mr. Hershey motioned to approve the requested Waiver of S.L.D.O. Sec 22-303.1.A.2.b – Requirement to show Bearing and Distance information for the parent tract as part of the subdivision of this site. Seconded by Ms. Dale.

Call for discussion: None

All in favor. Motion approved.

Mr. Hershey motioned to approve the requested Waiver of Sec 22-303.3.C.12 – requirement to provide a Plan Scale for the entire parcel no larger than 1"=100' as part of the subdivision of this site. Seconded by Ms. Dale.

Call for discussion: None

All in favor. Motion approved.

Mr. Kopp motioned to approve the Final Subdivision Plan for this site as presented. Seconded by Ms. Dale.

Call for discussion:

All in favor. Motion approved.

2. **Core5 Industrial Partners (Joel N. Meyers property) Final Subdivisions Plan** to provide for a future sewer pumping station will be presented for review and consideration. As part of this application a request for Waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested. Also requested is a Waiver of S.L.D.O. Sec 22-303.1.A.2.b – Requirement to show Bearing and Distance information for the parent tract, as well as a Waiver of S.L.D.O. Sec 22-303.3.C.12 – requirement to provide a Plan Scale for the entire parcel no larger than 1"=100' as part of the subdivision of this site. The Township Planning Commission has recommended this plan for approval by the Board of Supervisors.

A brief discussion was held by Mr. Letavic, Mr. Kenworthy, and the Board in regards to the location of the Pine Manor mobile home park. An easement will be available for future connections to the park. The capacity is in the line and pump stations with the affluent flow from the mobile parks.

Ms Dale motioned to approve the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the subdivision of this site. Seconded by Mr. Shellenhamer.

Call for discussion: None

All in favor. Motion approved.

Ms. Dale motioned to approve the requested Waiver of S.L.D.O. Sec 22-303.1.A.2.b – Requirement to show Bearing and Distance information for the parent tract as part of the subdivision of this site. Seconded by Mr. Shellenhamer.

Call for discussion: None

All in favor. Motion approved.

Mr. Shellenhamer motioned to approve the requested Waiver of Sec 22-303.3.C.12 – requirement to provide a Plan Scale for the entire parcel no larger than 1"=100' as part of the subdivision of this site. Seconded by Ms. Dale.

Call for discussion: None

All in favor. Motion approved.

Mr. Shellenhamer motioned approve the Final Subdivision Plan for this site as presented. Seconded by Mr. Kopp.

Call for discussion: None

All in favor. Motion approved.

3. **Vision-Elizabethtown, LLC (Jamie L. & Katie E. Nissley property) Final Subdivision Plan** to provide for a future sewer pumping station will be presented for review and consideration. As part of this application a request for Waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested. Also requested is a Waiver of S.L.D.O. Sec 22-303.1.A.2.b – Requirement to show Bearing and Distance information for the parent tract, as well as a Waiver of S.L.D.O. Sec 22-303.3.C.12 – requirement to provide a Plan Scale for the entire parcel no larger than 1"=100' as part of the subdivision of this site. The Township Planning Commission has recommended this plan for approval by the Board of Supervisors.

There was expressed concern on who would have access to the line at this vicinity other than Vision. Mr. Kenworthy mentioned Cedar Manor home park will also have future capacity.

Mr. Shellenhamer motioned to approve the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the subdivision of this site. Mr. Hershey seconded the motion.

Call for discussion: None

All in favor. Motion approved.

Ms. Dale motioned to approved the requested Waiver of S.L.D.O. Sec 22-303.1.A.2.b – Requirement to show Bearing and Distance information for the parent tract as part of the subdivision of this site. Seconded by Mr. Shellenhamer.

Call for discussion: None

All in favor. Motion approved.

Ms. Dale motioned to approve the requested Waiver of Sec 22-303.3.C.12 – requirement to provide a Plan Scale for the entire parcel no larger than 1"=100' as part of the subdivision of this site. Seconded by Mr. Shellenhamer.

Call for discussion: None

All in favor. Motion approved.

Mr. Kopp motioned to approve the Final Subdivision Plan for this site as presented. Mr. Shellenhamer seconded the motion.

Call for discussion: None

All in favor. Motion approved.

Mr. Burkhart presented the following informational items:

- **A proposed Ordinance Amendment** revising the Conditional Use requirements for Mini-warehouse storage facilities as found in Chap 27, Part 9 (C-2 Commercial District) will be advertised for review and consideration at the November 17, 2020 Work Session meeting.
- **A proposed Ordinance Amendment** to amend the Code of Ordinances, Chap 18 (Sewers and Sewage Disposal), Part 2, to add a new Definition of Principal Building will be advertised for review and consideration at the November 17, 2020 Work Session meeting.
- A Zoning and Building Permit Report for the year 2020 to date has been submitted for informational purposes.

A lengthy discussion was held by the Board on several areas to include the proposed ordinance amendment for the mini-storage warehouse in the C-2 district, the possibility of an ordinance for solar storage which is has become an interest to outside companies, and an ordinance surrounding emergency communication with signal boosters (BDA's) in the upcoming warehouses. Mr. Stewart, provided information on the proposed ordinance revising the mini-warehouse storage facilities and plans to get back to the Board in response to the remaining questions.

MS-4 Environmental Department – Monique Dykman

Ms. Dykman shared good news for the development in the MS-4 Department. The Township received a \$25,000 DCNR and Western PA Conservancy grant for a buffer for a private property on Schoolhouse Rd. Further grants will be applied for surrounding areas.

Progress Report for Environmental MS4 Department in November

- Hosted two small, socially distant tree plantings along Swatara Creek Road, planting 310 trees over 3 sites – therefore completing the Township Owned Swatara Creek Road sites.
- The Conewago Creek GIS Story Map went live and was featured on the Tri County Regional Planning Commission's Imagine a Day Without Water Campaign.
- Ms. Dykman and HRG partner gave annual training to Public Works, and sent the Golf Course a recorded presentation for those unable to attend.
- Presented PowerPoint Presentation on Stormwater Drainage and Spotted Lantern Fly to the Board of Supervisors as part of MS4 Annual Requirements.
- Revamping website in response to a teacher in California's interest with her students' environmental club. Ms. Dykman will update the MS-4 program with 3 resource tabs to reach homeowners, farmers and children.

Public Works Report – Andy Brandt

Mr. Brandt made a special note that the Township is working with other local townships on sharing manpower and road services in efforts to conserve money. Mr. Brandt commented that the road line painting is a weather dependent job, and cones will be set up on the road where needed. The Township salt trucks have been winterized and are ready to go for inclement weather.

Andy further presented a report of work done in the month of October and also discussed work planned for the month of November

Progress Report for Public Works Department 09-20 to 10-17-2020

- Weekly: Truck & equipment pm checks
 - Road checks
 - Mowing: Swatara Creek Rd properties, Braeburn Park, Firehouse, Sunset Park
- 1350 Newberry Rd: milled pot holed areas, paved w/help from E Donegal Twp.
- 1755 Zion Rd: Completed installing storm sewer pipes
 - Graded, Top soiled, seeded & straw mulched swale
 - Paved driveway
 - Cleaned up jobsite
- Crack sealed in Londonderry Twp. & Conewago Twp.
- Hauled grass & brush from compost yard to dump
- Truck and equipment repairs, as needed
- Built & installed street signs
- Cut down trees & bushes on Swatara Creek Rd property for tree planting

Monthly Planner for November 2020

- Weekly: Truck & equipment pm checks (repairs as needed)
 - Road checks
- Roadside mowing, boom mowing
- Tree trimming
- Clean leaves from gutters
- Place salt gear on trucks, make sure everything works

Engineer's Report – Andrew Kenworthy

- Sewer and water line extension along Rte 230 on schedule. Contract is anticipated in next week or two.
- Received water quality permit from DEP from Londonderry Estates
- Working with DTMA on the intermunicipal agreement

- Attending a gaming grant defense meeting to present application for funding for the Gaming Funds for the Londonderry Estates Project
- Possible Penn Vest Funding – in accordance with original schedule

A question was posed by Mr. Shellenhamer on the traffic signal at 230 and Deodate Road reflecting all directions. Mr. Hershey questioned if there was a budget of one million dollars in grant funding and if the Township will continue to pursue more funding. Mr. Kenworthy assured the Board that the traffic signal at 230 and Deodate will reflect all directions, the Township does have one million dollars in grant funding and continues to pursue more funding.

Golf Course and Bar & Grill Report - Sam Risteff

Mr. Risteff presented his report for the month of October, 2020. The Sunset Golf Course was open 30 days and closed one. Total sales \$126,251.17. YTD 999,442.96 with a variance of plus \$42,000 from last year. Merchandise sales have jumped. Food and liquor still impacted; however, golfing and green fees have carried the Golf Course.

Ms. Dale and Mr. Geyer commended Sam on a great job considering the circumstances this year!

Solicitor's Report – Mark Stewart

No report.

A brief discussion was held on Rte 230 Diner and safety concerns.

EMA Report – Les Gilbert (absent)

Mr. Hershey commented on the great job that Mr. Gilbert has done and the importance of the EMA in Londonderry Township. Mr. Hershey shared that through the pandemic, the township was able to recoup the EMA cost and part of the Township cost thanks to the CARE funding through the County Commissioners. Mr. Hershey and Mr. Gilbert continue to do daily reports and seek funding. Mr. Hershey and Mr. Gilbert have tried to do their best for the community and will continue to monitor the COVID situation and will continue to coordinate the process with Mr. Letavic. Mr. Geyer offered his appreciation to Mr. Hershey and Mr. Gilbert for all their hard work and looking out financially for the Township.

Old Business - Georgia Goodman (Harrisburg Rugby Club)

Ms. Goodman provided a quick update on Sunset Park and the perseverance lodge fields. Multiple work weekends totaling several hundred-man hours enabled completion of the field, which provided savings on the additional need for contractors. Lighting poles were erected and a one-to-one wall was built. The sand mound and septic are completed. Top surface is done and seeding is expected

to be done. It has been quite a significant effort with Mr. Letavic, HRG and club members. Ms. Goodman offered thanks for the ongoing interest and support. Mr. Letavic offered his appreciation to the Rugby Club with their great partnership and looks forward to the first time watching a game.

New Business – Bart Shellenhamer


Mr. Shellenhamer applied for Emergency Responder Grant money through the Legislature. The Londonderry Township Firehouse was awarded and is in the process of receiving \$23,000 for expenses to go back in the General Fund.

Mr. Jeff Heisey and his father Walter Heisey shared concerns that multiple times a week and several times a day the Amazon semi-tractor trailers and other carriers attempt to make a right-hand turn heading from Middletown to Elizabethtown at Deodate Rd and 230 Intersection. He witnessed two different drivers not able to make the right turn and having to back up into the active intersection. Mr. Heisey asked for a need for signage to prohibit a right turn specifically for semi-trucks. Mr. Brandt commented the road had been posted for no turning of trucks. Mr. Brandt intends to contact the state for signs to be placed before Deodate on 230 with no trucks turning right, and will also address the signs being blocked by the trees. Mr. Jeff Heisey also had concerns about jake brake regulations. Mr. Letavic noted Mr. Kenworthy, Engineer will take that into consideration along with the traffic light in the traffic study.

Executive Session - None

Adjournment

Ms. Dale motioned to adjourn the meeting. Seconded by Mr. Hershey. All in favor. Meeting adjourned 9:03 p.m.



Secretary/db