

**LONDONDERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES**

October 19, 2020

7:00 p.m.

The Londonderry Township Planning Commission held their monthly meeting on Monday, October 19, 2020 via Zoom Telecommunication due to Corona Virus Pandemic.

**Regular Meeting**

**Call to Order: 7:00 p.m.**

**Roll Call of Members**

Present: Bruce Grossman, Chair  
Patience Basehore, Vice-Chair  
Irvin Turpin, Member  
Jeff Burkhart, Zoning Officer  
Jim Diamond, Township Solicitor  
Susan Yocum, Township Solicitor  
Andrew Kenworthy, HRG  
Alexa Korber, Tri-County Regional PC

Absent: Carolyn Stoner, Member  
Adam Kopp, Secretary

Attendees: Rob Shaffer, Act One Associates  
Mr. Borkland  
John Murphy, Alpha Consulting Engineers

**Citizens Input** - None

**Approval of Minutes** – Approval of September 21, 2020 Planning Commission Minutes

Ms. Basehore motioned to approve the September 21, 2020 minutes. Seconded by Mr. Grossman. All in favor. Minutes approved.

**Code/Zoning** – Jeff Burkhart

**A Final Land Development Plan for RJ Sherman (Vermeer North Atlantic)**

Mr. Burkhart introduced Rob Shaffer, representative from Act One Associates. Mr. Shaffer presented to the Planning Commission for review and consideration the expansion of facilities for R.J. Sherman (Vermeer North Atlantic). Mr. Burkhart questioned Mr. Shaffer if he had received the letter from HRG with their comments. Mr. Shaffer did not receive the letter and was unable to respond to the comments.

Mr. Grossman, Chair noted without the HRG comments addressed, the Planning Commission is not able to vote on a decision. Mr. Shaffer provided an overall summary for the final land development plan located at 2888 E. Harrisburg Pike at the request of the Board.

**Call for Discussion:** A brief discussion was held on the administrative and substance issues from the HRG letter, anticipated storage and vehicles on the lot, an impermeious coverage with referral to MS4 for storm water planning, and planting bushes as buffers not to exceed the 30-inch site distance.

Mr. Shaffer agreed to respond to HRG comments and have a time extension request available as recommended by Mr. Diamond.

Mr. Grossman motioned to table the decision pending the response to the HRG letter dated October 8, 2020. Ms. Basehore seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved to table the decision.

**A Final Subdivision Plan for Core5 Industrial Partners (Tuck Away II, LLC property**

Mr. Kenworthy , HRG, reviewed the Act 537 which established approval of public sewer planning for the Township which will be divided along the 230 Corridor. Development partners were necessary to maintain flows and cost. Core 5 and Vision-Elizabethtown were two developers with three sites proposed for warehousing. Derry Township Municipal Authority is identified as the servicing agency for the sewer. Development partners submitted plans to be subdivided plans for DTMA's ownership and operation. The southwest plant near Vine Street interchange will be receiving the flows. HRG is working with the Township and the developers. Developers are going through design and permitting. Capacity is built into the system to accommodate the Township needs and will require three pumping stations. Three parcels are owned by different entities. The three parcels were recommended to the Committee for review and consideration to place the future sewer pumping stations. 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.

**Discussion:** A lengthy discussion was held on questions presented by the Planning Commission to include the absence of signatures from the parcel owners, variances for two of the parcels less than an acre, completion of title searches, waivers on bearing the parent tract, and technical issues. Mr. Kenworthy noted the owner's signatures are on the title sheets of the plans which are signed prior to recording. Mr. Diamond noted a zoning ordinance was amended specifically for pumping stations. The technical issues would be addressed as well as the title searches. The parent tract owner is signing off on the project. Further questioning remained on the property of the Tuck Away plan with corrections of the shaded areas including the cemetery and hotel. Further issues were addressed by Tri-County Planning to include environmental constraints and possible flooding.

**Core 5 Industrial Partners -TuckAway II- Tax Parcel 34-009-004**

Ms. Basehore motioned to recommend the Board of Supervisors to consider approval of the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the subdivision of this site. Mr. Turpin seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved.

Ms. Basehore motioned to recommend the Board of Supervisors to consider approval of 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. Turpin.

**Call for discussion:** None.

All in favor. Motion approved.

Ms. Basehore motioned to recommend to the Board of Supervisors to consider approval of 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. Turpin.

**Call for Discussion:** None

All in favor. Motion approved

Mr. Grossman motioned to recommend to the Board of Supervisors to consider approval of the Final Subdivision Plan for this site subject to the approvals of the necessary parties, and subject to the plans being revised in accordance with the comments of the Dauphin County Planning Commission and the discussions made in the meeting. Seconded by Ms. Basehore.

**Call for Discussion:** None

All in favor. Motion approved.

**Core5 Industrial Partners (Joel N. Meyers property) Tax Parcel 34-020-005**

Providing for a future sewer pumping station was 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.

Ms. Basehore motioned to recommend the Board of Supervisors to consider approval of 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. Turpin.

**Call for Discussion:** None

All in favor. Motion approved.

Mr. Turpin motioned to recommend the Board of Supervisors to consider Approval of 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. Basehore.

**Call for Discussion:** None

All in favor. Motion approved.

Mr. Grossman motioned to recommend the Board of Supervisors to consider approval of 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. Basehore.

**Call for Discussion:** None

All in favor. Motion approved.

Mr. Grossman motioned to recommend the Board of Supervisors to consider approval of the Final Subdivision Plan for this site subject to the approvals of the necessary parties, and subject to the plans being revised in accordance with the comments of the Dauphin County Planning Commission and the discussion made in the meeting. Seconded by Mr. Turpin.

**Call for Discussion:** None

All in favor. Motion approved.

**A Final Subdivision Plan for Vision-Elizabethtown, LLC (Jamie L. & Katie E. Nissley property)** providing for a future sewer pumping station was 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.

**Vision-E-town, LLC (Jamie L. & Katie E. Nissley property – Tax Parcel 34-026-006**

Ms. Basehore motioned to recommend to the Board of Supervisors to consider approval of the requested Waiver of S.L.D.O. Sec 22-304-Requirement to submit a Preliminary Plat for the subdivision of this site. Mr. Turpin seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved.

Ms. Basehore motioned to recommend the Board of Supervisors to consider approval of 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. Mr. Turpin seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved.

Mr. Turpin motioned to recommend the Board of Supervisors to consider approval of 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. Ms. Basehore seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved.

Mr. Grossman motioned to recommend the Board of Supervisors to consider approval of the Final Subdivision Plan for this site subject to the approvals of the necessary parties, and subject to the plans being revised in accordance with the comments of the Dauphin County Planning Commission and the discussion made in the meeting. Ms. Basehore seconded the motion.

**Call for Discussion:** None

All in favor. Motion approved.

### **Mini-Warehouse Storage Commercial District 2-Proposed Ordinance Amendment**

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) was presented for review and consideration.

**Call for Discussion:** A brief discussion was held with Mr. Murphy, Alpha Consulting, Jim Diamond, Solicitor, Susan Yocum, Solicitor, Alexa Korber, DCPC and the Planning Commission in regards to the mini-storage conditional use requirements in the C-2 District. A request was made to the Planning Commission to recommend to the Board of Supervisors approval for the amendment of lesser restrictions for the mini-warehouse storage facilities as opposed to the larger warehouse facilities in the C-2 District .

Ms. Basehore motioned to recommend the Board of Supervisors to consider approval of the proposed Ordinance Amendment for Chap 27, Part 9 regarding mini-warehouse storage facilities. Seconded by Mr. Turpin.

Call for vote: 2 Yes, 1 No Motion approved.

**Revision to Chapter 18 Sewer Ordinance – Definition of “Principal Building”**

Revision to Ordinance with the definition of “Principal Building” to be added to the Chapter 18 Sewer Ordinance.

Ms. Basehore motioned to make a recommendation to the Board of Supervisors for approval of the revised Chapter 18 Sewer Ordinance with the definition of “Principal Building” including the edits of manufactured homes and industrialized homes. Seconded by Mr. Turpin.


All in favor. Motion approved.

**Future Items**

- Sketch Plan review for expansion of Pine Manor Mobile Home Park.
- Continued discussion regarding the Comprehensive Plan review and update.

**Adjournment**

Mr. Grossman motioned to adjourn the meeting. Seconded by Mr. Turpin. All in favor. Meeting adjourned 8:36 p.m.

  
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Secretary db