

Board of Supervisors of Londonderry Township Meeting  
February 7, 2005

The Londonderry Township Board of Supervisors held a Public Hearing and their regular scheduled meeting on Monday, February 7, 2005, at the Municipal Building, 783 South Geyers Church Road, Middletown, Pennsylvania, beginning at 7:00 p.m.

Present:

William Kametz, Chairman, Board of Supervisors  
Ronald Kopp, Vice Chairman, Board of Supervisors  
Anna J. Dale, Member, Board of Supervisors  
Andy Doherty, Member, Board of Supervisors  
Daryl LeHew, Member, Board of Supervisors  
Miles Caughey, Township Manager  
Brenda Shuey, Secretary/Treasurer  
David Lewis, Township Engineer  
Robert Knupp, Township Solicitor

**PUBLIC HEARING:** Mr. Kametz called the Public Hearing to order at 7:00 p.m.

- 1) Propose Ordinance 2005-2 Group Homes – amending Ordinance 83-4, Chapter 27, Zoning, Part 10, Planning Research District by adding the term “GROUP HOMES” and “Convalescent Homes”.
- 2) Proposed Ordinance 2005-3 Flood Plain – amending Ordinance 83-4, Chapter 27, Part 15, Flood Plain Development, Section 1505, Non-Conforming Structures and Uses, Part 2, Continuation of Structures and Uses.

Public Comment – None

Mr. LeHew moved to adjourn the Public Hearing at 7:05 p.m., Mr. Doherty seconded the motion. Motion approved.

**REGULAR MEETING:** Mr. Kametz called the Regular Meeting to order at 7:05 p.m.

- 1) Public Comment – None
- 2) State Police Report – Sgt. Tracey Brown
  - a. 600 incidents were reported in 2004 ranging from reportable traffic, burglary, theft, criminal mischief, and aggravated assault and miscellaneous which includes: security checks at TMI, barking dogs, motor assists.
- 3) Approval of Minutes – January 3<sup>rd</sup> Supervisors meeting and January 18<sup>th</sup> Work Session

Mrs. Dale moved to approve both meeting minutes as presented, Mr. Kopp seconded the motion. Motion approved.

- 4) Secretary/Treasurer's Report – Ms. Shuey reported:
- a. Requested permission to pay from:  
General Fund - \$68,519.70 and Golf Course Fund - \$12,991.14

Mr. LeHew moved to approve payment as requested, Mr. Doherty seconded the motion. Motion approved.

- 5) Manager's Report – Mr. Caughey reported:
- a. Received a request from Tax Collector to increase percentage received for collecting taxes from 4% to 4.5% term expires December 2005. Any change in the rate must be done prior to the new 4 year term.

No action taken.

- b. Colebrook Road storm sewer problem – A joint meeting with Barry Hoffman, District-8, A.J. Stambaugh, Manager, District-8, David Hickernell, Pa House Representative, Arron Shenk, Senator Piccola's Office, Nick DeFrancisco, Dauphin County Commission, (via speaker phone), Daryl LeHew, Township Supervisor, David Lewis, Township Engineer, John Kesler, Road Foreman and Miles Caughey was held on February 4, 2005, to discuss this problem.

Mr. Hoffman, District-8, recommended that the State would assist with a cash contribution and material contribution providing the Township conduct the feasibility study to determine the solution to controlling the water flow in the area.

Cost estimate of \$5,000 - \$8,000 was received by Mr. Lewis, Township Engineer for the study needed for the Colebrook storm sewer problem.

Mr. Hickernell informed Mr. LeHew that he would give \$5000 grant towards the project and that forms would have to be submitted for the money.

Mr. LeHew moved to direct Mr. Caughey to prepare the necessary application and to authorize Arro Engineering to perform to study, Mrs. Dale seconded the motion. Motion approved.

- c. Hillsdale Road – Received a request for lowering the speed limit along Hillsdale Road from Locust Grove to County Line from 45 mph to 35

mph. Received correspondence from PennDot stating the approval of lowering the speed limit and would also post the area.

- 5) Lower Dauphin Regional Comp Group – Mr. Doherty stated that their meeting was held 26<sup>th</sup> of January and discussion were taken place with Conewago Township and the Planning Commission would re-discuss the issue.
- 6) Solicitor's Report – Mr. Knupp reported:
  - a. Ordinance 2005-2 – Group Homes – Mr. Doherty moved to approve as presented, Mr. LeHew seconded the motion. Motion approved.
  - b. Ordinance 2005-3 – Flood Plain – Mr. Doherty moved to approve as presented, Mrs. Dale seconded the motion. Motion approved.
  - c. Derry Township Municipal Agreement – The Board of Supervisors indicated an interest in giving the Township's portion of the sewer system to Derry Township. Solicitor for Derry Township is preparing the agreement for March meeting.
  - d. Lower Dauphin Regional Comp – East Hanover, Londonderry and Hummelstown Borough are in support of the plan.
  - e. Cost for updating Township Comprehensive Plan – Estimates received \$50,000 to \$60,000.
  - f. TMI Fire Tax – After discussion with their Solicitor, we were informed that the portion collected for Fire Tax will not be included in the payback.
- 9) Park and Recreation Report – No report
- 10) Engineering's Report – Mr. Lewis reported:
  - a. Tollhouse Road update – Utility poles are being replaced. . Anticipated completion date for construction is May 31, 2005.
- 11) Planning Commission Report – No January meeting held.
- 12) EMA Report – Mr. Sam Naples reported:
  - a. Training on Saturday, February 5, 2005 was attended
  - b. February 21<sup>st</sup> @ 7:00 p.m., Tabletop training drill for TMI for preparations for May 3<sup>rd</sup> drill.
- 13) Department Reports
  - a. Golf Course Report -- Mike Johnson reported:
    - i. January total revenues collected - \$10,099.59
    - ii. Open 9 days, Closed 22 days

- iii. 39 outings booked today with 21 of those catering
- iv. Leagues are coming back for 2005.
- b. Golf Course Maintenance Report – Sam Risteff reported:
  - i. Pipe work along #10 is almost completed.
- c. Road Report – John Kesler reported:
  - i. Work completed:
    - a. Snow and ice control
    - b. Sign repair
    - c. Cold mix patching on various roads
    - d. Pipe replacement along #10 fairway
  - ii. Work scheduled:
    - a. Repair pavilion #2 due to flood damage
    - b. Geyers Church Road repair also due to flood damage
    - c. Sunset Drive – tree and brush removal
- d. Building/Code Enforcement Report – James Foreman reported:
  - i. Building Permits issued during January – 4
  - ii. Building fees collected - \$2,983.00
  - iii. Zoning permit fees collected - \$125.00
  - iv. Finalize -- 6
  - v. Received call regarding the former Snyder & Baker Junkyard – someone is interested in reopening it as a junkyard to dismantle mobile homes.

14) New Business

- a. Foxianna Farm Bond Reduction– A request was made by the developer for 3<sup>rd</sup> reduction in bond with current balance of \$69,708.00 by \$36,022.00 leaving a balance of \$33,686.00.

Mr. LeHew moved to deny any reduction to bond until sidewalks are installed, as **there was no second, motion denied. No Action Taken.**

- b. Middletown Area Regional Economic Group – Mr. LeHew suggested that this item be placed on the agenda.
- c. Change of March meeting date – Ms. Shuey requested the Board to change the March meeting date from March 7<sup>th</sup> to March 15<sup>th</sup> because of a conflict of schedule.

Mr. LeHew moved to change the March Meeting to Tuesday, March 15, 2005, Mr. Kopp seconded the motion. Motion approved.

- d. School Heights Village – Rezoning application – Gary Roeder  
**SEE EXHIBIT "A"**– Lake Roeder Hillard & Associates, January 30, 2005 - Response to Public Comment.- (Attached).

Comments:

1. Anna Dale –
  - Is the Developer open to the possibility of enlarging the Commercial area and what impact would the number of units have, more Townhomes vs Single family? *That would have to be discussed with the Supervisors.*
  - What type of time span from start of construction to completion are you proposing? *Best scenario 8 years. Hard to predict economy.*
  
2. Ron Kopp –
  - If an increase to Commercial is expanded would there be a decrease in the number of houses. Listening to the residents concerns, they are uneasy with the number of homes proposed in that area.
  - Increase in Commercial would allow the creation for more jobs. *Depends on the number of acres and what services would have to be provided, this would have to be analyzed.*
  
3. Bill Kametz –
  - Traffic study for traffic signal– When does the developer responsibility to install or contribute to the signal become effective when the project might be a 5 to 10 year build out? *PennDot suggested the Township enter into an agreement with the developer for contributions.*
  
4. Daryl LeHew -
  - What is the maximum number of homes you can place on the property without re-zoning? *Estimate 125 dwellings.*
  
5. Andy Doherty –
  - Would like to see projects for Deodate Road signal, engineering study, and what phases would occur first. *The Phase's are not established yet. PennDot would suggest how frequently that area would be looked at.*
  
5. Sherry Caldwell –
  - Requested copies of plan if available - *Current plan only a concept.*
  - Has a Environmental Impact Study on the Wet lands been done? *Yes, Not available at this time.*
  - How does this plan differ with Colton Ridge plan that been proposed in 2003? *The same 499 units has always been the number*

*for housing (RoseCrest, Colton Ridge and currently School Heights Village)*

- Why is it proposed to stop widening Beagle at bridge? Why not continue to Deodate Road when the development traffic would impact Deodate Road?
- May not enforce requirement for people to have better manners when it comes to respecting my property – but I can raise a voice when I find an undesirable development occurring in my township. I don't object to development, I object to the density of it.
- 499 units has always been the number used – if we take the area to increase the commercial, will the density decrease with the number of units.

6. Barbara Letevic – 860 S. Deodate Road

- 5 of the biggest concerns during last meeting were:
  - 1. Building onto the school – you said tonite that would not be up to developer it would be up to the school.
  - 2. Mandating sewer living adjacent to the property - you said that is not your responsibility it is the Township's
  - 3. Lack of a police force – you said that it is not your responsibility to provide, it is up to the Township and State Police..
  - 4. Safety of Beagle Road – you can not predict that, it is the Township's responsibility.
  - 5. Safety of Braeburn Park – you said that is not up to you that is up to the Recreation Department.
- As an elected official that is elected by the citizen's, do you really want to allow a project that has so many unknown and so many responsibilities falling onto the Township and their residents?

7. Jay Kopp – Colebrook & Schoolhouse Road

- Actively a farmer with his brother Ronald Kopp.
- Keep the property zoned as it is presently.
- Trying to run a business and having trouble moving equipment and people are not very courteous with what we do.
- Would like to see more commercial to help get the tax base up.
- Do need sewer in that area.

8. Linda Rambler – Roundtop & Schoolhouse Road

- Two issues from documentation she has:
- Lower Dauphin School District on letterhead with Sherry Smiths name, no date on it – October 2003, it is marked draft – it was written for the regional planning group – it says "*It has been estimated that each new home that is built in the school district*

*brings in 4/10<sup>th</sup> of a student so that 10 newly constructed homes would result with 4 new students in the district. The cost of educating a student per year is roughly 10,000.00 so in theory a 100 house housing development would increase the district annual cost by \$400,000.00.”* We are talking about 499, you can do the multiplication. I believe it contradicts some things that were brought up earlier.

- Water service – There are other water companies, and Pa American Water Company is not an American company is it owned by the German Firm.
- 9) Sam Naples – Township EMA Coordinator
- Concern with storm water run off that could cause flooding down hill and destroy existing homes.
- 10) Robert Shubert – 303 Cedar Avenue
- Requested Supervisors to drive down Rt. 283 and see the development in Mt. Joy Township.
  - Don't have to plan catch-up with the other municipalities located in the Lower Dauphin School District.
  - Like rural setting.
  - Schoolhouse Road towards Hummelstown a nice development (Hillside Farms).
  - State Police would not be enough to patrol area.
  - Three (3) acres proposed to the School District – what is that going to do with expansion?
  - Demey farmed area years ago, not currently farmed because the owners don't permit it to be farmed.
  - More traffic signals will cause traffic congestion.
  - Not against development, but need to keep it under control.
  - There are Commercial strip malls that are vacant and going out of business.
- 15) Other Business
- a. Township Manager position – Received an application for the position. Board directed Mr. Caughey to schedule interview.

Mr. LeHew moved to adjourn the meeting at 8:50 p.m., Mr. Kopp seconded the motion. Motion approved.