

LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
JANUARY 18, 2005

The Londonderry Township Board of Supervisors held a Public Hearing and their Work Session on Tuesday, January 18, 2005, at the Municipal Building, 783 South Geyers Church Road, Middletown, Pennsylvania, and beginning at 7:00 p.m.

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

PUBLIC HEARING – School Heights Village Re-zoning request – Gary Roeder, PE of Lake, Roeder, Hillard and Associates

Mr. Knupp, Township Solicitor informed the Board that the public hearing has been advertised twice (12/6 and 12/13/04) with the Patriot News, Proof of Publication on file. Mr. Foreman posted the property with proof of pictures, and twenty-seven (27) written notices have been sent to neighboring property owners. Township Planning Commission and Dauphin County Planning Commission has reviewed application and recommended favorably.

Mr. Gary Roeder, Engineer for Snyder Developer, informed the Board that the property consists of 229 acres (including Saturday's Market). The area is currently zoned R-1 and Commercial. The proposed zoning application is to change 182 acres from R-1 to R-2 and 12 acres to C-2 with 499 total units.

The developer proposes:

1. Revenue from real estate, earned income and miscellaneous taxes, will exceed the expenses of the Township by more than \$100,000.00 annually.
2. Fire protection/EMA impacts – proposes to assess each resident of School Heights Village with a Homeowner's Association fee.
3. Single family portion of streets will be maintained by the Township. All others will be maintained by the Homeowner's Association.
4. Contribute \$50,000.00 toward the construction of the signalization at Tollhouse Road.
5. Contributing to other improvements surrounding the location \$50,000.00

6. Solely responsible for installation of the traffic signal at the proposed entrance to the project at Rt. 230.
7. Proposed that Beagle Road be widened and resurfaced from the intersection with Schoolhouse Road to the culvert at the stream.
8. Pa American Water shows interest in providing water and there would be no mandatory connection.
9. Derry Township Municipal Authority has been contacted regarding possible sewer installation.
10. Install flashing hazard lights on Schoolhouse Road at Londonderry Elementary School.
11. Donating 3.27 acres to the Lower Dauphin School District.

Citizen's Input:

1. Barbara Letavic – Hertzler and Deodate Roads
 - What type of housing would be constructed – low/medium, medium/high?
 - Would not be forced to connect to water now, what about in the future?
 - 1 police officer/1,000 residents – are we in need of establishing a force?
 - “Scrub brush” – not favorable for farm land but great to habitat wild life.
 - Is there a fee that developers pay that would go into the Recreation fund?
 - Concern with Trails systems, any one that lives along the trail that 700 kids will be in your back yard.
2. Ralph Heck – 941 Thistle Road
 - Schoolhouse Road – what expense will the Township incur because of the additional traffic?
 - Safety concern for students with the additional traffic being generated.
3. Mike Linton – 4300 Braeburn Road
 - Concern with density, traffic impact. Moved to Londonderry because of rural development. Agrees with concerns already mentioned.
4. Larry Robert Williams – 935 Kennedy Lane
 - Concern with additional water run-off.
 - No local stream for fire protection.
 - Increase in traffic – red light at Schoolhouse Road and Rt. 230 and also Deodate Road and Rt. 230 should be considered for a light.
 - Saturday's Market has traffic impacted.

5. Craig Bordner – Foxianna Road
 - Would like to see development approved.
 - Concern with the septic malfunctions that are in the Township. Will not drink water from wells.
 - Owns five (5) properties located adjacent to development.
6. Frank Stafanski – 4053 Beagle Road
 - Why is access needed from Beagle Road – keep development onto Rt. 230.
7. Lois Patti – 297 Roundtop Road
 - People need houses.
 - Concern with taxes.
8. Walt Heisey – 4319 East Harrisburg Pike
 - Support project
 - Public sewer is needed in township.
 - Housing more affordable for the American dream.
9. George Kruger – Elwood Drive
 - 2 other developments – one located adjacent to him proposing a150 units and the other is Lytle’s development
 - Concern with traffic with the number of developments.
10. Larry Ierley – 923 Thistle Road
 - Lived in Township 38 years.
 - Concern with traffic on Beagle Road – road way not able to handle additional traffic.
 - Keep all traffic on Rt. 230.
11. Frank Groff – 147 Schoolhouse Road
 - Like the area the way it is – urban.
 - Commercial – What type of commercial?
 - Home owners association – How will it be controlled and road maintenance will it be included in the home owners fee?
12. Robert Shubert – 303 Cedar Street
 - How can you say the land is not productive? Land was always farmed – but person who owns the land currently does not farm.
 - Rezoning is not carved in stone – once the property is rezoned the developer could increase the number allowed.
 - Density will be more then what is quoted.
 - What is wrong with 5 acre developments?
 - Traffic concerns and an eye sore.

- Developer will collect money and walk away and the Township and residents will have to deal with the problems.
 - Against proposal.
13. Louis Martin – 3795 Beagle Road
- Today 30 cars on Beagle Road is bad enough – speeding 55 mph, hump in road cars bottom out.
 - Widening – What about section of Beagle Road to Deodate Road?
 - Impact on school system.
 - Concern with traffic impact on existing road system.
 - Disapprove of project.
14. Sherry Caldwell – 4035 Beagle Road
- Traffic – not safe now and that is without development, animals killed and not safe for daughter to walk to bus stop.
 - Stream is an attractive nuisance. Watch birds and owls.
 - Against development
15. Mike Daugherty – Whitman Lane
- Agrees with everyone that spoke.
 - Disapproves of project.
 - If township needs more revenue for taxes, there are more avenues to exhaust.
16. Don Stiffler – 1160 Foxianna Road
- Not a clear understanding of the Commercial use.
 - Work in education system, need to look what is best for the kids because of the classes being over crowded – 20-35 per classroom.
17. Larry Hine – 4112 Snavely Road
- Sympathize with residents that live in the area of development.
 - Tired of taxes, know that higher taxes will be forth coming.
18. Shirley Roush – 935 Kennedy Lane
- With new development – will the barn have to be torn down?
 - Concern with the loss of farm land?
19. Keith Baker – 954 Kennedy Lane
- Live next door to Braeburn Park – concern with security the lack of and the trail that is proposed.
20. Steve Winters – Braeburn Road
- Like idea of getting sewage to area
 - 500 homes is to many for the area.

21. Lisa Winters – Braeburn Road
 - Moved here 20 years ago, used to live in the city and don't want to raise my kids in that environment.

22. Patty Sullivan – 4188 Heather Road
 - Concern with widening of Beagle Road and water run-off – there are a lot of springs and when it rains it runs like a river.
 - How will the development storm water run-off impact her property?
 - Moved to area because of lower taxes, rural area.

23. Shirley “Hershey” Weirich –
 - Goal sewage – need to have sewage because of the contamination of the wells.
 - Welcome to Londonderry Township, then you see a burned out dinner and Starlite motel
 - Does not feel it would be a negative impact on the township.
 - Agrees with development.

24. Mel Hoke – 400 Roundtop Road
 - Own property on Rt. 230 which would not be affected either way by this particular property. Parcel existed in the 1800's -Property tax in 1850 taxes were \$4.17/year – 3503.07 taxes paid in 2004 – if base is increased, more people would contribute and the tax per antium would come down.
 - In favor of development
 - On Planning Commission when this plan was first proposed. 20 years ago.
 - Cost about \$1.00 a day for a family of four.
 - Sewer would be based on the amount of water used.
 - Dauphin County and Township Planning Commission both recommended approval and the Township should also approved.

25. Bart Shellanhamer, 205 Colebrook Road (Fire Chief)
 - Last 10 years, I have seen Hillside Farms and Country Crossing developments be built out. Volunteers received from these developments have been zero (0).
 - Lost 10 people to various townships because there is no housing available.
 - Fire Protection – American Water is willing to place hydrants within the township.
 - South Hanover is developing and Londonderry's taxes were impacted and we didn't put any additional children in the school system.
 - In favor of project and with the development volunteers for the Fire Company, Ambulance and Emergency Management might be

obtainable, so that we can keep our volunteers program and that no one will have to pay for these services.

26. George Benscoter – 3491 East Harrisburg Pike
 - Thanks for the notification.
 - Live across the street from development, but feel this would be a good thing for the Township.
 - Location is great – traffic impact would be on the State. Not the Township’s responsibility for updating the existing road system.
 - Commercial zoning could affect him, because his property is zone commercial.
 - The number of Townhomes should be reconsidered.
 - Beautiful piece of property, seen a lot of sunrises over the property.
 - We are paying for what other township’s are doing within the school district.

27. Wesley Ames – Waltonville Road
 - Totally opposed to development. If not feasibly possible to make money the way the property is zoned currently, leave it alone.

Mr. Kametz thanked everyone for attending and called for a brief recess before the Work Session starts. Mr. LeHew moved to adjourn the public hearing at 8:15 p.m., Mr. Kopp seconded the motion. Motion approved.

WORK SESSION - Mr. Kametz called the work session to order at 8:30 p.m.

1. Citizen’s Input – None

2. Manager’s Report – Mr. Caughey reported:
 - a. DCED Grant – Recreation Repair and Maintenance - \$5,000.00
September 18, 2003 storm damage was done at Sunset Park and the application is ready for signature. Board directed the application be signed.

3. Engineer’s Report – Mr. Lewis reported:
 - a. Act 57, 2003 – requires tapping fees to be calculated to comply with the new updates and this has to be complied with by June 30, 2005.

 - b. Tollhouse Road Signal update
 - i. Shop drawings have been submitted for approval.
 - ii. Verizon will be relocating poles.
 - iii. Curb work will be started.

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4. Other
 - a. School Heights application –Mr. Knupp informed the Board that no action can be taken until an Ordinance is prepared.
 - b. Mr. LeHew questioned if there has been an approved PRD for Rose Crest development?

Mr. LeHew moved to adjourn the Work Session at 8:45 p.m., Mrs. Dale seconded the motion. Motion approved.