

# LONDONDERRY TOWNSHIP PLANNING COMMISSION

April 20, 2009

7:00pm

The Londonderry Township Planning Commission held their regular meeting on Monday, April 20, 2009 at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present: Carolyn Akers, Chairman  
Patience Basehore, Vice Chairman  
Richard Alwine, Secretary  
Wesley Ames, Member  
Bruce Grossman, Member  
Steve Letavic, Township Manager  
James Foreman, Codes/Zoning Officer  
Andrew Kenworthy, Township Engineer  
Peter Henninger, Township Solicitor  
Jim Szymborski, Dauphin Cty. Planning Commission

Excused Absence: Beth Graham, Office Manager

**Citizen's Input** – none

## **Approval of Minutes – March 16, 2009 & March 24, 2009**

Mrs. Basehore motioned to approve the March 16 & 24, 2009 minutes as presented, Mr. Grossman seconded. Motion approved.

## **School Heights – Conditional Use**

Mrs. Akers motioned to recommend to the Board of Supervisors approval of the following 25 conditions:

1. The developer provide active recreation of appropriate types to the size of this development. The recreation should include such facilities as tot lots, recreation fields, walk paths, bike paths, and a dedicated easement for future walkway to Braeburn Park.
2. Coordination of street classifications and design guidelines should be finalized to account for location of parking lanes, bike lanes, and travel lanes.
3. Provides areas for overflow parking throughout the development with particular attention to the recreation areas.
4. Considering the location of commercial services facilities in proximity of the adjacent single family home, provide buffering/screening for the proposed commercial areas abutting existing residential parcels.
5. The Emergency Management representative should confirm there is adequate vehicular access throughout the development.
6. Although no mapped 100-year flood plains are designated by FEMA it would be appropriate to deduct mapped waterways (top of banks) from the maximum overall Density Calculations.
7. Percentage values should be added to the unit counts per phase on Sheet 6 of the Master Plan. This table should be replicated on all subsequent submittals with each specific final plan update.
8. A column should be added to the housing unit table indicating number of units per phase to have porches.

9. The secondary access to Beagle Road shall be included ~~in~~ as part of Phase 2. This access to be constructed either prior to completion of the 400th dwelling unit within the community or upon commencement of construction for Phase 3 whichever occurs first..
10. The Home Owner's Association (HOA) shall maintain all public amenities such as street furniture whether or not on publicly dedicated streets.
11. Traffic Improvements outlined in the approved Traffic Impact Study must be completed by the developer.
12. The Developer shall provide improvements to Beagle Road in both directions including but not limited to upgrading/widening roadway to current standards and improvements to existing culverts, as agreed to between the Developer and the Township .
13. The Township Public Works Director should confirm there is adequate vehicular access throughout the development.
14. All streets dedicated to the Township shall meet PennDOT requirements regarding eligibility for the distribution to the Township of Liquid Fuels Taxes.
15. Appropriate Best Management Practices shall be incorporated into the permanent storm water management facilities intended to provide water quality enhancements.
16. Commercial uses intended for the Town Center should encourage such uses as professional offices, pharmacies, banks, restaurants, coffee shops, personal services and small groceries.
17. The developer shall provide a marketing plan to accompany the preliminary plan application. Such a plan should identify the most desirable commercial base necessary to support the non-residential needs of a community of this size, as well as marketing plan to establish it in a sustainable manner.
18. The Preliminary Plan shall be recorded.
19. The HOA shall be responsible for the lighting of public streets and common areas including but not limited to maintenance and utility use fees.
20. No Alternate Plans are considered.
21. Garages to have 2 garage doors in lieu of one double garage door.
22. Developer to grant public easements to all walkways, paths, and outdoor recreation areas. HOA to provide maintenance of outdoor recreation areas.
23. The development does not include any age restricted housing.
24. The development does not include any facilities for gasoline sales in the Town Center commercial area.
25. The Architectural Review Committee provisions shall be included in the HOA which will be part of the Development agreement to be approved at the Preliminary Plan stage.

Mrs. Basehore seconded. Motion approved.

**Subdivision – Land Development Ordinance Amendment**

Mr. Grossman motioned to recommend approval to the Board of Supervisors, Mr. Ames seconded the motion. Motion approved.

Mrs. Akers motioned to adjourn at 8:00p.m., Mr. Ames seconded. Motion approved.