

LONDONDERRY TOWNSHIP PLANNING COMMISSION

August 15, 2005

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, August 15, 2005, 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, Member
Wesley Ames, Member
Mike Poletti, Township Engineer
Robert Knupp, Township Solicitor
Jim Szymborski, Dauphin County Planning Commission
James Foreman, Codes/Zoning Officer
Beth Graham, Administrative Assistant

1) **Citizen's Input - None**

2) **Minutes – July 18, 2005**

Mr. Alwine moved that the minutes be approved, Mr. Ames seconded. Motion approved.

3) **Hoover – Subdivision**

Mr. Foreman informed the members that the Board of Supervisors has approved Mr. Hoovers request for a 120-day extension of the plans for a subdivision for his property located at 1301 Newberry Road.

Tabled until next meeting.

4) **Librandi – Sidewalks**

Mr. Foreman received a letter from Ms. Sossong, attorney representing Mr. Librandi, stating that Mr. Librandi requests a deferment for Lots #19 and #20 and has agreed to install sidewalks on Lot #17 and #18 immediately for the property located at 1248 Hillsdale Road.

Mrs. Basehore moved to recommended approval from the Board of Supervisors to defer installation of sidewalks on Lots #19 and #20 based on the installation of sidewalks to be done immediately on Lots #17 and #18, Mr. Alwine seconded. Motion approved.

- 5) **Lauffer Hill** – Greg Bardell, Longleaf Dev. Co.; Rick Jackson, ELA Group
Mr. Bardell presented density calculations to determine what a 1-acre lot should look like for a permitted use subdivision. The calculations also took into consideration roads and recreation space. By his calculations each 1-acre lot would occupy 43,560 square feet, each road right-of-way would occupy 3,250 feet and recreational purpose land would require 2000 feet. Altogether, each 1-acre lot would consume roughly 48,810 square feet. The site has 117 acres of ground, multiplied by 43,560 feet equals a total of 5,127,012 square feet of land, then divided by 48,810 square feet equals 105.04, which would be roughly 105 lots.

Mr. Knupp questioned if the recreational land were the steep slopes and wetlands because there are requirements for that use. Mr. Bardell brought up the fact that DEP does allow wetlands to be part of building lots, provided they are not within the building envelope of the home, and stated that they are here tonight to work out these details.

Mrs. Akers suggested corner lots be created and also voiced concern for the location with concern for the road systems that abut the property. Mr. Bardell stated that the ordinance is not clear and that they would like to present something that provides the density they are allowed to have, but complies with the ordinance.

Doug Plank reported that a traffic study was done using the Institute of Transportation – Engineer’s Trip Generation Manual for a development of 120 homes and has done manual counts at one intersection and automatic traffic recorder counts at another intersection. The intersection of Elwood Dr. and Newberry Rd. was determined would operate at a level of service “A” as would Roundtop Rd. in all situations, which is the highest level attainable. The volume of traffic is minimal at this time and an increase of 120 homes would generate approximately 1230 trips per day, morning peak hours (between 7:00 – 9:00) would generate 93 trips with 23 entering and 70 exiting and the afternoon would generate 120 trips with 80 entering and 47 exiting. He also stated that in his professional opinion overall the roads are in decent shape structurally.

Bart Shellenhamer, Londonderry Township Fire Chief, commented that dead end streets and cul-de-sacs must be eliminated due to fire trucks not being able to access them easily. He agreed with the developer that providing a new road that connected Newberry Rd. with Roundtop Rd. would help the fire company, because currently they cannot make a left turn onto Schoolhouse Rd. from Newberry Rd.

Mr. George Kruger, resident, voiced concern that Elwood Drive is not paved and currently has about 6 cars that travel it, adding 600 vehicles would be a big impact. He also stated that Swatara Creek Road floods and so it is not always usable.

Mr. Plank suggested that they develop a yield plan for this tract and then sit down with a representative of the Township to discuss it. Mr. Knupp suggested they meet with Mr. Letavic, Mr. Foreman and Mr. Poletti to refine the plan and then bring it to the Planning Commission. Mr. Letavic agreed that it would be beneficial for everybody involved.

6) **Dr. Bob Barr – Agricultural Zoning**

Mr. Barr notified the members that he is conducting a feasibility study to consider purchasing a 206 acre property located on Schoolhouse Rd. near the PA Turnpike, bordering the State Game Lands close to the Middletown Anglers and Hunters. He is considering creating 20 – 10acre lots with homes in the million dollar range to preserve the open land. Mr. Barr asked if the Board would consider changing the wording of the current Ag Zoning Ordinance.

Mr. Knupp suggested he look at the Estate Zone Option and used South Hanover as the example.

Mr. Szymborski noted that the current members of the Board of Supervisors are sensitive to farmland and that this parcel is not active farm land, may be a qualifying factor.

Mr. Ames moved to adjourn at 8:50PM, Mrs. Basehore seconded. Motion approved.