

# **LONDONDERRY TOWNSHIP PLANNING COMMISSION**

February 21, 2006

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, February 21, 2006 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  
James Foreman, Codes/Zoning Officer  
Daryl LeHew, Board of Supervisor Member  
Steve Letavic, Township Manager  
Darrell Becker, Township Engineer  
Robert Knupp, Township Solicitor  
Jim Szymborski, Dauphin Cty. Planning Comm.  
Beth Graham, Administrative Assistant

Excused Absence: Steve Fulton, Secretary

## **Citizens Input**

Greg Barrick

## **Approval of Minutes – January 17, 2006**

Mrs. Basehore moved to approve the minutes as presented, Mr. Alwine seconded. Motion approved.

## **I. Rod Rose Subdivision**

Mr. Becker read his comments that needed to be addressed.

February 15, 2006

Mr. James Foreman, Zoning Officer  
Londonderry Township  
783 South Geyers Church Road  
Middletown, PA 17057

RE: Rodman H. Rose  
Final Subdivision Plat  
Londonderry Township  
ARRO # 05560.50

Dear Jim:

ARRO Consulting, Inc. has reviewed the following in accordance with the prevailing standards of Londonderry Township:

- a) Final Subdivision Plan (Sheet 1-1) prepared by Act One Consultants dated February 2, 2006.

We offer the following comments:

***SUBDIVISION AND LAND DEVELOPMENT***

- 1. Tract areas shown at different locations on the plan are not consistent. These inconsistencies will affect total tract areas.
- 2. The second sentence of Note 8 should include “widening” so it is consistent with the first and third sentences.
- 3. The right-of-way and building setback lines for Tract 3 should be concentric with the centerline of Dew Avenue. The area of Tract 3 within the right-of-way should be offered for dedication.
- 4. The last sentence in the Ownership Acknowledgement Certification beginning “It is hereby certified” appears to be incomplete and should be corrected.
- 5. The reference to “Note 8” in the Justification for Waiver No. 6 should be removed. It is not applicable.
- 6. The existing / proposed land use in the site data should also include agriculture.

***SUMMARY OF WAIVER REQUESTS:***

- 7. ***Waiver of Section 303.1.A.(1) of the Londonderry Subdivision and Land Development Ordinance:*** Submission of an Erosion and Sedimentation Control Plan.

A waiver of this requirement is recommended. Erosion and Sedimentation will be required at the time these lots are developed.

Action by the PC \_\_\_\_\_ (Date)

Action by the BOS \_\_\_\_\_ (Date)

8. ***Waiver of Section 304 of the Londonderry Subdivision and Land Development Ordinance:*** Submission of a Preliminary Plan.

A waiver of this requirement is recommended. We concur with the applicant that the plan is relatively simple and shows all required information.

Action by the PC \_\_\_\_\_ (Date)

Action by the BOS \_\_\_\_\_ (Date)

9. ***Waiver of Section 312.1.A.(14) of the Londonderry Subdivision and Land Development Ordinance:*** Existing and proposed contours should be shown on the plan.

A waiver of this requirement is not recommended unless it is confirmed that the slopes on Lot 3A are slight to moderate and an appropriate driveway can be constructed thereon.

Action by the PC \_\_\_\_\_ (Date)

Action by the BOS \_\_\_\_\_ (Date)

10. ***Waiver of Section 407 of the Londonderry Subdivision and Land Development Ordinance:*** Storm water management facilities should be installed in all land developments.

A waiver of this requirement is recommended. Stormwater management will be required at the time these lots are developed.

Action by the PC \_\_\_\_\_ (Date)

Action by the BOS \_\_\_\_\_ (Date)

11. ***Waiver of Section 506 of the Londonderry Subdivision and Land Development Ordinance:*** Curbs and gutters should be installed in all land developments.

A waiver of this requirement is recommended. We concur with the applicant that curb and gutter will be constructed when directed by the Township.

Action by the PC \_\_\_\_\_ (Date)

Action by the BOS \_\_\_\_\_ (Date)

- 12. **Waiver of Section 507 of the Londonderry Subdivision and Land Development Ordinance:** Sidewalks should be installed in all land developments.

A waiver of this requirement is recommended. We concur with the applicant that sidewalks will be considered when directed by the Township.

Action by the PC \_\_\_\_\_ (Date)

Action by the BOS \_\_\_\_\_ (Date)

Mr. Szymborski then discussed the Dauphin County comments which also needed to be addressed. Mr. Foreman noted that he consulted with Mr. Stoner, S.E.O., and confirmed that perks were never done on the property, and yet they are marked on the plan as if they were completed. He also informed the Board that Mr. Stoner stated he would not recommend approval of the plan without having proper perks and probes completed.

Mr. Foreman suggested either withdrawal of the plan or forward the plan to the Board of Supervisors with a recommendation to deny. Mr. Knupp recommended that Mr. Rose submit a request for a 60-day time extension.

Mrs. Basehore moved to table the plan, Mr. Alwine seconded. Motion approved.

- 2. **Paul Geyer – Waiver of Land Development (“The Tool Shed of America”)**  
After discussion between the members and Mr. Geyer, Mrs. Akers recommended that Mr. Geyer go before the Zoning Hearing Board with his request.

- 3. **Douglas LaFlemme – Waiver of Land Development**  
Mrs. Basehore moved to recommend rejection of the waiver of the plan predicated upon the Planning Commission not receiving Mr. LaFlemme’s withdraw request, Mr. Alwine seconded. The motion was then amended to state that unless the plan has not been withdrawn within 10-days from today’s date, the Boards action would then be to deny the waiver. Motion approved as amended.

- 4. **Paul Geyer – Waiver of Land Development**  
No action taken.

**5. Review Lot Add-On Ordinance**

Mrs. Basehore moved to recommend approval to the Board of Supervisors the Amendment to the Lot Add-On Ordinance, Chapter 22, contingent upon consideration of Dauphin County review, Mr. Alwine seconded. Motion approved.

**6. Citizen's Comments**

Greg Barrick presented a sketch plan for recreational/tournament baseball/softball fields on 40-50 acres. In addition to the ball fields the plan also proposed 4 dorm units which would house 40-50 players each and a large concession stand.

Mrs. Basehore announced that the LDRPC meeting went well and South Hanover may be interested in attending a few of the planning sessions.

Mrs. Basehore moved to adjourn at 8:30pm, Mr. Ames seconded. Motion approved.