

# **LONDONDERRY TOWNSHIP PLANNING COMMISSION**

June 20, 2005

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, June 20, 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
- Steve Fulton, Secretary
- 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) **Minutes – May 16, 2005**  
Mr. Alwine motioned to approve the minutes, Mr. Ames seconded. Motion approved.

2) **Leshner – Stormwater**  
There was no representative from Leshner at the meeting.

Mr. Poletti confirmed a new plan was submitted to him and he had expected a representative to be present this evening with the plan. Mr. Foreman did not receive copies at the Township office.

Mrs. Basehore motioned to table the plan until the next meeting, Mr. Fulton seconded. Motion approved.

3) **Herb Moore – Lot Add-On** – Mr. Moore & Ann Marie Sossong, Atty.  
Ms. Sossong presented final plans for a Lot Add-On for the property located at 1860 Felker Road in an R-1 Zone.

Mr. Fulton motioned to recommend to the Board of Supervisors to approve the plan, contingent upon the comments from ARRO Consulting and Dauphin County Planning Commission being satisfied and a note on the plan stating the acreage of each lot, Mr. Alwine seconded. Mrs. Basehore, yes; Mr. Fulton, yes; Mr. Alwine, yes; Mr. Ames, yes; Mrs. Akers, No. Motion approved.

- 4) **Analytical Laboratory Services, Inc. - Sketch Plan** – Steve Fulton  
Mr. Fulton, being the engineer, removed himself from the Board to present the plan.

Mr. Fulton presented a sketch plan to construct an addition to the existing building located at 34 Dogwood Lane in a C-2 Zone. Mr. Fulton questioned if a Land Development Waiver could be recommended.

Mr. Szymborski stated that Dauphin County Planning Commissions position is that a plan must be submitted.

Mrs. Basehore motioned to recommend to the Board of Supervisors not to approve a waiver of the plan, Mr. Ames seconded. Motion approved.

- 5) **School Heights Village – Cluster Option**  
A plan was presented for 168 single family homes on approximately 1/3 acre lots. It is proposed that 96 acres of the 177 acres will be undeveloped land, with 30%-40% of that land being immediately contiguous with Londonderry Elementary School property. Also, approximately 17 acres along Rte. 230 is to be held for future commercial use. At this time there would be one entrance/exit at Rte. 230 with no connection onto Beagle Road planned at this time. The homes would be approximately 2200 square feet and greater. The build out time would be approximately 5-10 years.

Mrs. Akers noted that with the cluster option one of the conditions is public water and public sewer.

No action taken.

- 6) **Hoover – Subdivision**  
Requested to be withdrawn at this time. No action taken.

- 7) Citizen's Input  
**John & Dianne Romig** – Owners of the property located at 2997 E. Harrisburg Pike located in a C-2 Zone asked for advice and requirements would be to open a dental office on the property by constructing a building adjacent to the existing house or remodeling the existing barn to use as the business. Mr. Foreman informed the Board that it is a permitted use in that zone.

Mr. Fulton advised hiring an engineer to create a land development plan with consideration of potentially wanting to subdivide the 6.5 acres in the future to sell a portion of the lot.

No action taken.

- 8) **Librandi – Sidewalks** - Ann Marie Sossong, Atty.  
Mr. Librandi, owner of the property located at 1248 Hillsdale Road, has requested exclusion from installing sidewalks unless in the future he would subdivide the property.

Ms. Sossong asked on behalf of Mr. Librandi that cash collateral be held by the Township in the event the property was subdivided in the future and sidewalks would then have to be installed.

The following three options were offered to Mr. Librandi:

- 1) Install sidewalks.
- 2) Consolidate the land onto one deed and remove sidewalk requirement.
- 3) Cash collateral for future sidewalks if subdivided.

Ms. Sossong will get a letter from Mr. Librandi's engineer regarding the cost of the sidewalks and discuss options presented with Mr. Librandi and communicate with Mr. Knupp.

No action taken.

- 9) **Lower Dauphin Regional Comp Plan**  
Mr. Ames motioned to table the review until revised copies are received by members of the Planning Commission, Ms. Basehore seconded. Motion approved.
- 10) **Junk Cars**  
Ms. Basehore motioned to recommend to the Board of Supervisors to repeal the amendment to the BOCA Code because it has been replaced with the International Property Maintenance Code for private individuals and businesses, Mr. Ames seconded. Motion approved.

Mr. Fulton motioned to adjourn at 9:25PM, Mr. Ames seconded. Motion approved.