

LONDONDERRY TOWNSHIP PLANNING COMMISSION

November 16, 2009

7:00pm

The Londonderry Township Planning Commission held their regular meeting on Monday, November 16, 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 County Planning Commission

Excused Absence: Beth Graham

Citizen's Input – none

Approval of Minutes – October 19, 2009:

Patience Basehore motioned to approve the October 19, 2009 minutes as presented. Mr. Grossman seconded. Motion approved.

Tuck-A-Way (Lytle Farm Developer) Petition for Amendment of the Zoning Ordinance of Londonderry Township

Will Selman, Marty Dwyer and Mark Stanley answered questions from the Planning Commission, staff and audience relative to their request for the text amendment and zoning changes for the Lytle Farm TND.

Much discussion centered around the difference between a by right design and accompanying density versus the TND density as requested. The result was that the by right design density was 7.9 units per acre (1700 houses and industrial ground) and the TND amendment request was for 9 units per acre.

Bruce Grossman asked if the public recreation facilities were open to all residents and Marty Dwyer answered that except for the club houses, they were. Bruce further asked what the HOA fees would be, Marty answered that they could range from \$30.00 a month to \$180.00 a month based upon the type of home.

Bruce asked if the plan that was submitted was the plan that was being built or will there be density increases beyond what was shown on the sketch plan. Marty Dwyer answered that the

plan that was submitted is the plan that is being built and that the density increase was needed so that the plan met the ordinance.

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Patience Basehore made a motion to approve the increase in density to 8 units per acre and to approve the zoning change for the .24 acre portion of ground at the intersection of route 230 and Colebrook road. Carolyn Akers seconded the motion and the motion was passed with all voting yes except Bruce Grossman who voted no.

Rural Occupation Ordinance: The planning commission reviewed the latest draft of the Rural Occupation Ordinance and determined to forward this to the board of supervisors. Patience Basehore made the motion, seconded by Carolyn Akers, motioned passed.

Mr. Grossman motioned to adjourn at 9 p.m., Mrs. Basehore seconded. Motion approved.