

LONDONDERRY TOWNSHIP PLANNING COMMISSION

November 21, 2005

7:00PM

The Londonderry Township Planning Commission held their regular meeting on Monday, November 21, 2005, at the Municipal Building, 783 S. Geyers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present: Carolyn Akers, Chairman
Steve Fulton, Secretary
Richard Alwine, Member
Wesley Ames, Member
Darrell Becker, Township Engineer
Robert Knupp, Township Solicitor
Jim Szymborski, Dauphin County Planning Commission
James Foreman, Codes/Zoning Officer
Beth Graham, Administrative Assistant

Excused Absence: Patience Basehore, Vice Chairman
Steve Letavic, Township Manager
Robert Knupp, Township Solicitor

1) **Approval of Minutes – October 17, 2005**

Mrs. Akers corrected the language on Page #2 in the Rick Crow – Lot Add-On should read “no lot created by this plan shall later be subdivided to create additional building lots. The lease, conveyance, sale or transfer of land shall be incorporated into existing lots by recorded deed. The newly created lot may not be used as a stand-alone lot”.

Mr. Alwine motioned to approve the minutes as amended, Mr. Ames seconded. Motion approved.

2) **Rod Rose – Time Extension**

Mr. Foreman informed the Commission members that a 90-day extension was granted.

3) **Salley Meckley – Colebrook Road Lot Add-On**

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

- a) Final Lot Add-on Plat (Sheet 1 of 1) prepared by ACT ONE Consultants, Inc. dated September 29, 2005, revised October 24, 2005.

We offer the following comments:

SUBDIVISION AND LAND DEVELOPMENT

1. The lot add-on plan shall be prepared by a registered surveyor. The surveyor signature block should be signed and sealed (Section 303.2.A.1).
2. There still appears to be discrepancies in the lot size values. For example, the site data block on Sheet 1 of 1 lists the total site acreage as 51.66 acres while the five (5) lots (1, 2, 3, 3A, and 4) total 49.481 acres. Please revise as necessary.
3. The applicant should revise the title block to list Colebrook Road and not Kennedy Lane (Section 303.2.A.3.a).
4. The plan book numbers of all previously recorded plans for projects adjacent to either the conveying or receiving tract should be shown on the plan set (Section 303.2.A.3.j).
5. Include a note on the cover sheet that indicates when proposed monuments and / or lot markers will be set (Section 303.2.A.3.m).

COUNTY COMMENTS

6. County review comments 2, 7, and 12 are still outstanding and should be satisfied.

Mr. Fulton motioned to recommend approval from the Board of Supervisors to waive the request for the Form B to the Department of Environmental Protection, Mr. Ames seconded. Motion approved.

Mr. Fulton motioned to recommend to the Board of Supervisors to approve the Salley Meckley Colebrook Road Lot Add-On Plan subject to the remaining comments in the letter dated November 17, 2005 from ARRO being satisfied, Mr. Alwine seconded. Motion approved.

4) **Salley Meckley – Kennedy Lane Lot Add-On**

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

- b) Final Lot Add-on Plat (Sheets 1- 2 thru 2 of 2) prepared by ACT ONE Consultants, Inc. dated September 28, 2005, revised October 21, 2005.

We offer the following comments:

SUBDIVISION AND LAND DEVELOPMENT

7. The lot add-on plan shall be prepared by a registered surveyor. The surveyor signature block should be signed and sealed (Section 303.2.A.1).

COUNTY COMMENTS

8. County review comments 2 and 6 are outstanding and should be satisfied.

Mr. Fulton motioned to recommend approval to the Board of Supervisors for the waiver of the DEP Form B Application for the Salley Meckley – Kennedy Lane Lot Add-On Plan, Mr. Ames seconded. Motion approved.

Mr. Fulton motioned to recommend approval to the Board of Supervisors for the Salley Meckley – Kennedy Lane Lot Add-On Plan subject to the comments made in the letter dated November 17, 2005 from ARRO being satisfied, Mr. Alwine seconded. Motion approved.

5) **Richelle Road – Subdivision Update**

Mr. Foreman informed the Commission members that the plan had been approved by the Board of Supervisors on April 3, 2000 and that Mr. Emerick of Light, Heigel & Assoc. is here this evening to find out what changes in requirements have been made and what it would take to get the plan moving forward at this time. Mr. Foreman noted that Stormwater requirements have changed. Mr. Becker did not have an opportunity to review the plan prior to the meeting and could not comment on what may have changed.

Mr. Emerick informed the Commission members that the approval had been granted subject to the comments by the former Engineer, Jack Raudenbush, being satisfied and also posting the security. They had never posted the security, which is why the plan has not moved forward in the five years. Mr. Emerick asked if the plan must come back to the Township, can the Township grant a time extension, or what must be done to move forward in the future? Mr. Foreman noted that it is not a recorded plan at this time and in order to get it recorded they would have to post the security deposit and check the meeting minutes to be sure the Engineers comments were addressed. Mr. Foreman commented that there was nothing that Light, Heigel & Assoc. had done that should void this plan. Mr. Becker will call Mr. Knupp for an answer regarding the NPDES, as to whether it can stand as previously approved, or if a waiver is needed in order to possibly avoid having to wait for the next Planning Commission meeting.

No action taken.

6) **Review Lot Add-On Ordinance**

- a. Address & Telephone Numbers for Neighbors – Mr. Foreman suggested they be removed from the Ordinance as it is an invasion of privacy for those with unlisted numbers and they serve no purpose.
- b. No Further Subdivision – Mr. Foreman informed the members that if requirements of the Ordinance are met at that time a person does the subdivision, then there is no reason they couldn't subdivide. He suggested either removing this from the Ordinance or change the wording.
- c. Form B Waiver – Mr. Foreman requested this be removed from the Ordinance.

Mr. Fulton motioned that the Address & Telephone Numbers, No Further Subdivision and Form B Waiver, be removed from the Ordinance and that the draft copy should come back to the Planning Commission for review upon completion, Mr. Ames seconded. Motion approved.

7) **Lead Time for Plan Submission**

Tabled until next meeting.

8) **Analytical Laboratory Services, Inc.** – Steve Fulton

Mr. Fulton excused himself from any actions to present the plan as the Engineer.

(See attached letter from ARRO dated November 21, 2005)

Mr. Alwine motioned to recommend approval to the Board of Supervisors for the plan subject to the modifications being addressed prior to the Supervisors meeting, Mr. Ames seconded. Motion approved.

Mr. Alwine motioned to recommend approval to the Board of Supervisors for Waivers #1, 2, 3 & 4, Mr. Ames seconded. Motion approved.

9) **Citizen's Input**

Linda Rambler, 1210 Roundtop Road, presented information to the members acquired from the Ag Center regarding Stormwater Runoff and products available to help in the prevention of runoff. She requested from the members that they build into the Ordinances of the Township protective Stormwater Management practices such as absorbent concrete and asphalt. Mrs. Rambler also suggested adding to the Ordinances ways to stop change of the topography of the land within the Township.

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Mr. Fulton motioned to adjourn at 9:15pm, Mr. Ames seconded. Motion approved.