

# LONDONDERRY TOWNSHIP PLANNING COMMISSION

September 20, 2010

7:00pm

The Londonderry Township Planning Commission held their regular meeting on Monday, September 20, 2010 at the Municipal Building, 783 S. Geysers Church Road, Middletown, Pennsylvania beginning at 7:00p.m.

Present: Carolyn Akers, Chairwoman  
Patience Basehore, Vice Chairwoman, arrived at 7:55pm  
Richard Alwine, Secretary  
Wesley Ames, Member  
Steve Letavic, Township Manager, arrived at 8:05pm  
James Foreman, Codes/Zoning Officer  
Beth Graham, Office Manager  
Andrew Kenworthy, Township Engineer  
Peter Henninger, Township Solicitor  
Jim Szymborski, Cty. Planning Commission

Excused Absence: Bruce Grossman, Member

## Citizen's Input

### Approval of Minutes – July 19, 2010

Mr. Alwine motioned to approve the July 19, 2010 minutes as presented, Mrs. Basehore seconded. Motion approved.

### AT&T Conditional Use – Jeff Ernico, Attorney, Gerald Tate, AT&T Radio Frequency Engineer

Mr. Ernico presented a plan for a cell tower to be placed at 2535 Roundtop Road, Middletown. The proposed location was selected using drive location looking for weak spots in frequency. The tower is to be 150' high and in a location where there are no tall structures within a mile.

Mr. Alwine motioned to recommend scheduling a Conditional Use Hearing subject to trees being moved to follow the fence line to the Board of Supervisors, Mr. Ames seconded. Motion approved.

### J&B Schnoor Assoc. Subdivision – William J. Schnoor

A Minor 6-Lot Subdivision Plan for Thistle Road, Elizabethtown was presented by Mr. Schnoor.

Mr. Alwine motioned to recommend to the Board of Supervisors to waive the Recreation Fee in Lieu of Dedication, Mr. Ames seconded. Mrs. Akers did not support the motion stating that the road dedication is no longer in affect because it's been more than 20 years, then 40 years is too long for land dedication. Mrs. Basehore did not support the motion. Motion failed, 2-2 vote.

Mrs. Basehore motioned to recommend to the Board of Supervisors to waive the Preliminary Plan, Mr. Ames seconded. Motion approved.

Mrs. Akers motioned to recommend to the Board of Supervisors that the E & S Control Plan not be waived, Mrs. Basehore seconded. Motion approved.

Mr. Ames motioned to recommend to the Board of Supervisors that the Sheet Size be waived, Mr. Alwine seconded. Motion approved.

Mrs. Akers motioned to recommend to the Board of Supervisors that the Storm Water Management not be waived, Mrs. Basehore seconded. Motion approved.

Mrs. Basehore motioned to recommend to the Board of Supervisors that the Curbs, Gutters & Sidewalks be deferred with standard language on the plan, Mr. Ames seconded. Motion approved.

Mr. Ames motioned to table the plan, Mrs. Basehore seconded. Motion approved.

**Edgewater Zoning Amendment** - Mark Stewart, Attorney, John Murphy, Alpha Consulting  
Mr. Stewart and Mr. Murphy requested an amendment to the R2 Zoning Ordinance for parcel 54-004-00. A development located mostly in Royalton Borough with a portion in Londonderry Township.

Mr. Szymborski commented that this amendment brings the township code closer to the comprehensive plan.

Mr. Alwine motioned to recommend approval of the amendment to the R2 Zoning Ordinance, Mrs. Aker seconded. Mrs. Basehore abstained. Motion approved, 3-1.

#### **Living Hope – Time Extension**

Mr. Ames motioned to recommend accept the time extension until January 14, 2011, Mrs. Basehore seconded. Motion approved.

#### **School Heights – Time Extension**

Mr. Ames motioned to recommend accept the time extension until February 23, 2011, Mr. Alwine seconded. Motion approved.

**Outdoor Wood Burner Ordinance** – Mr. Henninger informed the members that the Board of Supervisors has approved the Ordinance and it will not be brought back to the Planning Commission.

**Rural Occupation Ordinance** – Mr. Henninger informed the members that the ordinance is moving forward.

**Cell Tower Ordinance** – Mr. Henninger is waiting to see the changes in the law, once received he will then advise the Planning Commission.

Mr. Szymborski informed the members that he will be retiring from the Dauphin County Planning Commission in October. Janine Parker will be attending the Londonderry Township meetings in his place and she will be with him at the October meeting to meet the members.

Mr. Alwine motioned to adjourn at 9:15 p.m., Mrs. Basehore seconded. Motion approved.