

**LONDONDERRY TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
May 11th, 2026
6:00 pm.**

Call to Order: Vice-Chairman Pistor, called the Planning Commission Meeting to order at 6:00 pm.

Roll Call / Attendance - Members Present

Bob Pistor (Vice-Chair)
Deb Weaver (Member)
Irvin Turpin (Member)
Richard Swartz (Alternate)

Members Absent

Patience Basehore (Chair)
Adam Kopp (Secretary)

Also Present:

Duane Brady, Codes & Zoning Officer
Andy Francos, Eckert Seamans Cherin & Mellott, LLC
Mike Wood P.E., Township Engineer – HRG
Michelle Scheetz, Codes Office Coordinator

Attendees: See attached list for Residents/Guests in attendance

Citizens Input – On agenda items: None

Approval of Minutes

Vice-Chair Pistor requested a motion to approve the April 16th, 2025 Planning Commission meeting minutes.

It was motioned by Irv Turpin and seconded by Deb Weaver. Motion carried

New Business

PC26-02 Rider/Gates Lot Add-on Final Plan

Scott Akins with Akins Engineering is present. The plan intends to add a small portion of property on the south side of Felker, and approximately four additional acres on the north side of Felker to the Gates property. The Gates property will be roughly 15 acres, and the Ryder property will be roughly 5 acres. The submission is not for any kind of building, just changing the property lines. A waiver for curbs and sidewalks is requested since there is no construction.

Motion to recommend approval of requested Deferral of Section 22506 for curbs and gutters. Motioned by Irv Turpin and seconded by Bob Pistor. Motion carried.

Motion to recommend approval of requested Deferral of section 22507 for sidewalks. Motioned by Rich Swartz and seconded by Deb Weaver. Motion carried.

Motion to recommend approval of PC26-02 Rider/Gates Lot Add-on final plan conditioned on a waiver being submitted for 22303.3 C12 for plan scale being no larger than 1 inch to 100ft ISO move. Also conditioned on satisfaction of outstanding plan comments. Motioned by Bob Pistor and seconded by Rich Swartz. Motion carried.

It was motioned by Richard Swartz and seconded by Irv Turpin. Motion carried.

Old Business:

PC26-01 Nissley Preliminary Final Land Development Plan

Motion to recommend approval of requested waiver of Section 22-304 Preliminary Plats: Procedures. Motioned by Rich Swartz and seconded by Irv Turpin. Motion carried

Motion to recommend approval as a deferral the requested waiver of Section 22-506 Improvement and Construction Requirements, Curbs & Gutters. Motioned by Deb Weaver and seconded by Rich Swartz. Motion carried.

Motion to recommend approval as a deferral the requested waiver of Section 22-507 Improvement and Construction Requirements, sidewalks. Motioned by Deb Weaver

and seconded by Irv Turpin. Motion carried

Motion to recommend approval of requested waiver of Section 22-502.1.D Monuments and Markers. Motioned by Deb Weaver and seconded by Rich Swartz. Motion carried.

Motion to recommend approval of PC26-01 Nissley Preliminary/Final Land development plan conditioned on the removal of Plan Note 21, Approval of a special exception by the Zoning Hearing Board for the intensive raising of livestock, and approval of the NPDES Permit by the Dauphin County Conservation District. Motioned by Irv Turpin and seconded by Rich Swartz. Motion carried.

Any Other Matter- None

Adjournment

There being no further business to bring before the Planning Commission, a motion was made by Deb Weaver and seconded by Irv Turpin to adjourn the meeting. The meeting was adjourned at 6:30pm.

Secretary – Adam Kopp

