

**LONDONDERRY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
783 S. GEYERS CHURCH RD  
MIDDLETOWN, PA 17057  
December 8th, 2025, 6:00 pm.**

**Call to Order:** Chairwoman Basehore, called the Planning Commission Meeting to order at 6:00 pm.

**Roll Call / Attendance - Members Present**

Patience Basehore (Chair)  
Bob Pistor (Vice-Chair)  
Adam Kopp (Secretary)  
Deb Weaver (Member)  
Richard Swartz (Alternate)

**Absent Members:**

Irvin Turpin (Member)

**Also Present:**

David Blechertas, Township Manager  
Duane Brady, Codes & Zoning Officer  
Jim Diamond, 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**

Chairwoman Basehore requested a motion to approve the November 10th, 2025, Planning Commission meeting minutes after a revision is made.

It was moved by Mr. Swartz and seconded by Ms. Weaver. The motion carried unanimously.

### **Old Business**

- Discussion and possible motion on Ordinance 2025-02 Amendment to the Zoning Ordinance and Zoning Map to create a Data Center Overlay.
- Mr. Blechertas provided an overview of the current status and objectives. Since the last meeting in November, there have been a few small updates. The Planning Commission is being asked to make a recommendation to the Board. If a recommendation is made, the ordinance goes to the Board of Supervisors on January 5<sup>th</sup>, 2026. They will then schedule a continuation of the August public hearing for a future date.
- Mr. Brady discussed specific changes since November. Including new definitions for design capacity, landscaping and vegetative screening,
- Ms. Weaver asked, “What does the word “model” mean?”  
Mr. Brady described how a sound study is performed by placing sensors out in the field to collect ambient sound, and then take the modeling in a computer system and inject certain decibel levels that were taken in the field and produce a model
- Ms. Weaver asked about the lighting and if will impact residents.  
Mr. Brady stated they will have shielding and enclosure of the bulb to direct light downwards and how setbacks, shielding, and mounting height help mitigate the impact of lighting.
- Ms. Weaver asked “Will vehicles be permitted to park in access roads?”  
Mr. Brady stated the Township can not regulate what does and doesn’t happen on a private road that’s not dedicated to the Township.
- Ms. Weaver asked what fenestration means.  
Mr. Brady stated fenestration is an architectural term for a covering or an aesthetic device to try and make something look appealing.

- Mr. Pistor asked about the minimum height of the trees and vegetative screening. His concern was regarding existing mature trees being lost due to events like tornadoes.

Mr. Brady stated there isn't a minimum height listed but previously there was a section that specified a minimum height of six feet, which could be reinserted into the ordinance. He also stated there is language that states property owners are required that screening be maintained permanently.

- Mr. Pistor asked to explain Overlay Zoning

Mr. Brady explained overlay zoning is when an additional set of rules are applied to an underlying zone. People can always build what is allowed in the underlying districts, and then the overlay provides alternative rules and that overlays may never get used.

- Ms. Weaver asked about the requirement for fencing around non-riverine water sources like ponds and lakes and decommissioning plan for data centers.

Mr. Brady stated that fencing is primarily a public safety concern, especially regarding children drowning. He stated the decommissioning plan requires a strategy for returning the site to a neutral state when the data center is no longer in use.

- Chairwoman Basehore requested a motion for approval of Ordinance 2025-02: with exceptions: Add a six-foot minimum height to the section 1404-B.7.A.4. and add clarity regarding existing vegetation allowance in section 1404-B.7.A.7. including remedial steps to restore or meet minimum requirements.

It was motioned by Mr. Pistor and seconded by Mr. Swartz. Motion was approved.

- Chairwoman Basehore requested a motion for approval/denial of Ordinance 2025-02: Amendment to the Zoning Map to create a Date Center Overlay District

It was motioned by Mr. Swartz and seconded by Mr. Pistor. The motion failed by a vote of 2 in favor and 3 opposed.

**Any Other Matter**- None

### **Adjournment**

There being no further business to bring before the Planning Commission, a motion by Mr. Swartz seconded by Ms. Weaver the meeting was adjourned at 7:15pm.

*Signature on File*

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Secretary – Adam Kopp