

LONDONDERRY TOWNSHIP

PLANNING COMMISSION

783 S. Geyers Church Road • Middletown, PA 17057
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REGULAR MEETING MINUTES MEETING DATE: DECEMBER 18, 2024

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, December 18, 2024, at the Londonderry Township Building, 783 S Geyers Church Rd, Middletown PA 17057.

Call to Order:

Chairwoman Basehore called the meeting to order at 7:00pm

Roll Call/Members Present:

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

Absent Members: None

Also Present:

Jim Diamond, Esq (Township Solicitor, Eckert Seamans)
David Blechertas (Township Manager)
Duane Brady Jr (Township Zoning/Codes Officer)
Mike Wood (Township Engineer, HRG)
Michelle Phillips (Township Executive Secretary)

Attendees: See attached list for Residents/Guests in attendance.

Public Comments: None

Approval of Minutes:

Chairwoman Basehore requested approval from the Board to accept the minutes of the November 18, 2024, Planning Commission Meeting.

It was moved by Ms. Weaver, seconded by Mr. Turpin that the Board approve the November 18, 2024 minutes as presented to the Board. The motion carried unanimously.

Citizen Input: None

Old Business:

- **PC24-04 Wood Subdivision**

Joshua George, with Landworks Civil Design stated he was here before the Board last month and has had the opportunity to clean up the open items that were discussed previously. He said a revised plan was submitted and reviewed by Township Staff. Mr. George said he feels we are in a good position to ask for recommendation of the plan to go before the Board of Supervisors.

Mr. George said the purpose of the plan, located at 291 School House Road, is to subdivide 1.8 acres off of about a 14-acre parcel. The new lot would be created in order to allow the construction of a future dwelling on the property.

Per the comments, the home and storm water design were removed from the plan. Therefore, what is being proposed are the lot lines for the lot itself. He said all other comments have been addressed. Mr. George is requesting 3 waivers/deferrals for the plan which include the plan approval, deferral for the curbs and gutter along with the sidewalks.

The open items that are left are the seals and signatures of the plan along with the approval of the sewage planning module. He said the right-of-way information was provided by the Township and added to the plan. He said he was able to adjust the setback along the front property line in order to show it more accurately and also provided the necessary lot width that is required.

There was a discussion regarding the PennDOT line, the sewage planning module and the land studies that have been done.

- Motion to recommend approval of PC24-04 Wood Subdivision Plan conditioned on satisfaction of all outstanding comments and approval of the sewage planning module

Chairwoman Basehore requested approval from the Board for the PC24-04 Wood Subdivision Plan with the condition of satisfying all outstanding comments and approval of the sewage planning module.

It was moved by Mr. Pistor and seconded by Mr. Turpin to approve the request above as stated. The motion carried unanimously.

- **PC24-05 LAUFFER SUBDIVISION**

Chris Chiampi from FSA, Project Engineer for the Lauffer Subdivision, said the landowner, Erica Lauffer is looking to subdivide 2 acres of her 64-acre lot. The purpose of the subdivision is to carve out a 2-acre lot for the purpose of a single-family residence. The plan includes a single-family home approximately 1,000 square feet with a garage, driveway and corresponding erosion control of stormwater. He said comments have been received from HRG and Staff and are currently being worked through. Mr. Chiampi said he is requesting approval for 2 waivers, 2 deferrals and preliminary plan. He said he would like to request approval from the Board with the condition of addressing all of the comments.

Mr. Pistor asked why the extension agreement of time was needed.

Mr. Brady stated the extension agreement is due to the number of outstanding comments needing to be addressed and the time crunch of running up against the 90-day timeline for the Board of Supervisors to act. The Township requested the extension, and the applicant was willing to sign it.

There was a discussion regarding the extension of time agreement, the outstanding comments, and the need of a revised proposed plan.

Mr. Diamond, Township Solicitor, stated the practice of the Planning Commission is get the plan “sign ready” for the Board of Supervisors. He said his recommendation would be to table the requests due to the outstanding conditions that need to be addressed.

- Motion to recommend tabling of PC24-05 Lauffer Subdivision Plan

Chairwoman Basehore requested to table plan PC24-05 Lauffer Subdivision Plan. It was moved by Chairwoman Basehore and seconded by Ms. Weaver. The motion carried unanimously.

New Business:

- **PARKS, RECREATION, AND OPEN SPACE PLAN**

Tim Staub from HRG stated over the last few months meetings were held with the Board of Supervisors and the Planning Commission where a draft PROS plan was presented and reviewed. He said he received a very favorable review from DCNR with only 5 comments. Two of the comments were associated with including “diversity equity inclusion and belonging” as one of the trends. Another, was to then reinforce it in any facilities improvements that are made to the parks to make sure they are incorporated and specifically called out. The 3 additional comments were to have a table of contents, do an executive summary and to continue to encourage public engagement through the implementation of any projects moving forward.

There was a lengthy discussion regarding some areas of the plan and the wording, what a junior golf program could bring to the Township, how the golf course is referenced on the plan and how volunteers are needed to assist with programs.

Mr. Staub stated that if the plan does get moved onto the Board of Supervisors there will be one final draft that will include all comments and concerns.

- Motion to recommend acceptance of the Parks, Recreation, and Open Space Plan

Chairwoman Basehore requested approval to accept the Parks, Recreation, and Open Space Plan and have it sent to the Board of Supervisors.

It was moved by Ms. Weaver and seconded by Mr. Kopp to approve the request above as stated. The motion carried unanimously.

Mr. Staub stated that a complete draft of the Comprehensive Plan has been provided to the Board and if there are any comments regarding the plan they can be sent to Duane Brady, Zoning and Codes Officer.

Mr. Brady asked the Board to give comments as they review the Comp plan and the hope it to bring it back to the January Planning Commission Meeting to have it recommended to the Board of Supervisors.

Mr. Staub said the plan will have to be advertised along with an adoption process. He said a formal presentation of the plan will be at another meeting.

Chairwoman Basehore asked about the timeline.

Mr. Brady said once it's recommended to the BOS it will need to be advertised, sent to the County along with surrounding Municipalities for review and potential comments. Once completed the Board could potentially adopt the plan around March or April of 2025. He said the public can review the draft after it's recommended to the BOS.

There was a discussion regarding the on-lot septic plan and the relationship of the Comp Plan to the 537 Plan.

Mr. Brady stated there is a lack of Compliance with the pumping schedule requirements and the enforcement of it.

Mr. Blechertas stated that Staff will be working on a plan over the next few months.

- **PROPOSED CHANGES TO CHAPTER 22: SUBDIVISION AND LAND DEVELOPMENT**

Mr. Brady discussed with the Board the proposed changes to the SALDO. There was a lengthy discussion regarding the topics and language that is being recommended to be updated including submission dates, timeline, the number of sets of plans and materials needed. He said the Township Solicitor has reviewed the new changes and edits and has a few items that will need to be addressed. Once approved by the Planning Commission, the Ordinance will go before the Board of Supervisors.

- Motion to recommend the proposed ordinance changes to the Board of Supervisors as Ordinance 2025-01

Chairwoman Basehore requested a motion to recommend the proposed ordinance changes to the Board of Supervisors as Ordinance 2025-01

It was moved by Ms. Weaver and seconded by Mr. Pistor to approve the request above as stated. The motion carried unanimously.

Citizens Input:

Kevin Little, Township resident asked if public ads could be ran in the Sun.
(Hummelstown Paper).

Mr. Blechertas said that all ads are publish in either the Sun or Pennlive. He also said the Township posts all ads in and outside of the Township building and on the website.

Any Other Matter: None

ADJOURMENT:

There being no further business to bring before the Board, a motion by Mr. Turpin seconded by Ms. Weaver the meeting was adjourned at 8:35 pm.

Signature on file

Adam Kopp - Secretary