



Herbert, Rowland & Grubic, Inc.  
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## MEETING MINUTES

### LONDONDERRY TOWNSHIP COMPREHENSIVE PLAN AND ORDINANCE DISCUSSION

Location: Londonderry Township office

December 21, 2023

Attendees:

Name	Company	Phone	Email
Mike Geyer	Londonderry Township Board of Supervisors		
Ron Kopp	Londonderry Township Board of Supervisors		
Mel Hershey	Londonderry Township Board of Supervisors		
Anna Dale	Londonderry Township Board of Supervisors		
Deb Weaver	Londonderry Township Planning Commission		
Robert Pistor	Londonderry Township Planning Commission		
Monique Dykman	Londonderry Township	717-564-1121	mdykman@londonderrypa.org
Jim Diamond	Eckert Seamans	717-237-6071	jdiamond@eckertseamans.com
Andrew Kenworthy, P.E.	HRG	717-893-2636	akenworthy@hrg-inc.com
Mike Wood, P.E.	HRG	717-564-1121	mwood@hrg-inc.com
Tim Staub	HRG	717-893-2636	tstaub@hrg-inc.com
Dean Severson	HRG	717-893-2636	dseverson@hrg-inc.com

We believe these minutes accurately reflect the items discussed at the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Sincerely,

[Herbert, Rowland & Grubic, Inc.](#)

Dean S. Severson  
Senior Project Manager

Tim and Dean provided an overview of project schedule, designated growth areas, and future land use and discuss next steps. HRG provided a packet of the information at the meeting that included the draft designated growth area and future land use chapter and maps displaying the designated growth area, future land use maps, and wastewater service area, and sewer service areas, as well as a list of the preserved farms in the Township.

Ater reviewing the Designated Growth Area concept, the meeting attendees seemed to be generally supportive of the concept of the designated growth area that mirrors the Route 230 corridor and wastewater service area associated with the R-2, C-2, I-1, and Planning Research zoning districts. Audience members discussed whether preserved farms that are zoned R-2 should be included in the Designated Growth Area. The Township asked that HRG provide a list of properties that are currently zoned either R-1 or R-2, greater than 10 acres in size, and assessed with an agricultural land use. HRG suggested both one on one discussions and a focus group meeting with property owners on the topic of future use of their property.

Audience members questioned whether greenways or trails should be added to the future land use plan map. In particular, identifying trails on the map that connects the Northwest Trail to the Capital Greenway (911 Trail). HRG responded that they could be added to the map but more often trails would be added to a transportation map.

The audience suggested that the Township should consider where solar farms should be located within the Township. One of the planning commissioners asked whether the Township had a mechanism to require parks near projected housing. The Township does have a mandatory dedication ordinance that requires the developer to pay fee in lieu or dedicate park land based on the number of dwelling units proposed.

[Next Steps](#)

HRG shared that they and the Planning Commission need feedback from the Board of Supervisors as to whether they were comfortable with the designated growth areas and the future land use plan. The Board suggested having a discussion at its 3<sup>rd</sup> Wednesday of January meeting.