



Herbert, Rowland & Grubic, Inc.
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MEETING MINUTES

LONDONDERRY TOWNSHIP COMPREHENSIVE PLAN AND ORDINANCE DISCUSSION

Location: Londonderry Township office

November 15, 2023

Attendees:

Name	Company	Phone	Email
Mike Geyer	Londonderry Township Board of Supervisors		
Deb Weaver	Londonderry Township Planning Commission		
Robert Pistor	Londonderry Township Planning Commission		
Steve Letavic	Londonderry Township Manager	717-564-1121	sletavic@londonderrypa.org
Ruth Jilka	Londonderry Township resident		
Brett Flower	Eckert Seamans	717-237-6072	bflower@eckertseamans.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

Dean discussed the Designated Growth Area (DGA) map and noted that it included all of the areas currently zoned R-2 Commercial, C-2 Commercial, I-1 Industrial, and Planning Research. Tims explained that the DGA is intended to direct where growth should occur in the future and be supported by a full range of infrastructure and services. He also mentioned that the DGA would also help to preserve the agricultural and rural areas of the Township by directing growth away from those areas.

Dean then presented the draft Future Land Use and Growth Management chapter. He first reviewed the current amount of land used for specific land uses. He noted that agriculture made up approximately 50% of the land in the Township, single-family residential comprised a little over 18%, and lands assessed as undeveloped or vacant, approximately 15% of the total. Dean then described the existing land uses located within the DGA. He noted that within the DGA, approximately 30% of the land is farmland, primarily located in the northwest part of the Township. Warehouse

development

makes up about a quarter (24.5%) of the land base. The Zeager Brothers industrial use, the proposed Lytle Farms mixed-use development, and existing residential use all comprise between 10 and 11%.

Dean provided an analysis of the DGA, including a conclusion that many future proposals for development will probably require consolidation of smaller lots. He also noted that the amount of land

within the DGA currently zoned for residential, commercial, warehouse, and mixed-use development far exceeds the Township's needs for the next 10 years.

Finally, Dean recommended a range of actions for both inside and outside the DGA. He provided future land use designation categories for land uses within the DGA that generally reflected existing land use patterns and acknowledged existing zoning districts. Dean recommended that future growth be phased simultaneously with the provision of infrastructure. He recommended a classification of Farmland/Phased Future Development for the farm properties in the northwestern part of the Township. He also recommended that certain farm parcels in the southern part of the Township currently zoned R-2 be designated as Residential Holding Areas.

For the areas outside of the DGA, it was recommended that farm parcels currently zoned R-1 be further evaluated for the best future land use. The R-1 Residential District should only be used for areas with existing low-density rural residential use. The islands, with the exception of Three Mile Island are to be designated as Open Space/Natural. Three Mile Island will be designated as Utility, and the State Game Lands property will also be designated as Open Space/Natural.

The Planning Commission asked that all preserved farms be identified on the Future Land Use map. They also asked that agricultural parcels zoned R-1 be identified.

Next Steps

1. The Planning Commission asked that HRG provide copies of the following maps:
 - current zoning map
 - map of existing and planned sewer service areas
 - location of preserved farms and all parcels assessed as farmland, overlain the existing zoning
 - draft Future Land Use/Growth Management Plan

HRG will provide 10, 24" x 36" copies of each of the 4 maps.

2. HRG will provide a revised Future Land Use and Growth Management chapter.
3. The next meeting will be a joint meeting with the Township Planning Commission and Board of Supervisors. That meeting is scheduled for December 20th from 10:00 a.m. to 12:00 p.m.