



Herbert, Rowland & Grubic, Inc.
 135 N. George Street
 York, PA 17401
 717.893.2636
 www.hrg-inc.com

MEETING MINUTES

LONDONDERRY TOWNSHIP COMPREHENSIVE PLAN AND ORDINANCE DISCUSSION

Location: Londonderry Township office

October 11, 2023

Attendees:

Name	Company	Phone	Email
Patience Basehore	Londonderry Township Planning Commission		
Deb Weaver	Londonderry Township Planning Commission		
Robert Pistor	Londonderry Township Planning Commission		
Steve Letavic	Londonderry Township	717-564-1121	sletavic@londonderrypa.org
Andrew Kenworthy	HRG	717-564-1121	akenworthy@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

[Minutes – Londonderry Township meeting]

[Londonderry Township]

[10/11/2023]

Page 2

DSS

The Planning Commission discussed the draft Goals and Objectives for the Comprehensive Plan. Prioritization of actions has to consider regulatory issues, critical needs, funding issues, and a community wish list. The Planning Commission stated that a key consideration is quality of life, and the number one issue affecting quality of life is traffic. Traffic studies are prepared for each individual project but don't look at the overall cumulative impact of traffic, generated both within the Township and pass-through traffic.

It was recommended that the Township work with HRG to prepare a Route 230 corridor study which would look at new interchanges of Route 283 as well as other access points and on/off ramps. The corridor study would also look at the impacts of development from neighboring municipalities. PennDOT and the Harrisburg Area Transportation Study would be involved in the study. The Planning Commission noted that there are a number of properties for sale along the Route 230 corridor.

It was recommended that in the Goals and Objectives, under the Connection Theme, a fourth Objective should be added: "Develop a regional corridor study for PA 230 and associated interchanges with PA 283 to balance economic development with existing quality of life. This is to be coordinated with the neighboring municipalities of Hummelstown, Derry, Conewago, Elizabethtown, and Middletown, as well as Tri-County Planning Commission, PennDOT, and local state legislators.

One of the proposed Goals, better communication with residents, was discussed in detail. Among the recommendations was sending flyers to local schools, churches, and businesses, as well as speaking to local civic groups. The Planning Commission stated that the three resources needed to drive implementation of any of the initiatives are capital, Township staff, and political will.

A third Objective will be added to the Communication Theme: "Identify key people in the area that could assist and support with education and engagement with the Community Initiatives."

The Planning Commission discussed the proposed Growth Management Area (GMA) in the Township. It was agreed that all of the areas in the Township that are zoned Agriculture and R-1 Residential would remain outside of the GMA. The three mobile home parks would also remain outside of the GMA. Additionally, all preserved farms would be excluded. The area on either side of Schoolhouse Road south of Route 283 will be included in the GMA.

The draft Official Map will also be coordinated with the GMA to ensure that infrastructure and other services will be integrated into planning for future growth.

Several recent developments in the Township have been granted sidewalk deferrals. It was decided that a list and map of these deferrals should be prepared. Recommendations for other transportation such as shared parking area requirements should also be included in the Plan.

HRG will prepare a draft GMA plan map which will identify where development should and should not occur. Road names and sewer service areas will also be included on this map. Additionally, an analysis of

[Minutes – Londonderry Township meeting]

[Londonderry Township]

[10/11/2023]

Page 3

the proposed GMA will identify not only where should be directed to, but also the types of growth appropriate in specific areas, and the phasing of growth within the GMA to mitigate the impacts of development. Regulatory requirements to accommodate a fair share of different uses will also be included in the analysis. The analysis will also include recommendations for outside the GMA to tighten development controls in order to funnel growth to the GMA.

Properly sizing the GMA will involve analyzing future populations projections. It was noted that the proposed Lytle development would accommodate the Township's projected as least through 2030 and probably longer. This may mean that some areas currently planned and zoned for residential development could be changed to another land use designation.

Next Steps

1. Prepare Growth Management Plan map and include sewer service area.
2. Prepare growth management chapter.
3. Discuss future land uses.