

**LONDONDERRY TOWNSHIP PLANNING COMMISSION  
MEETING MINUTES  
June 20, 2022  
7:00 p.m.**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, June 20, 2022 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

**Call to Order:** Adam Kopp, Secretary, called the meeting to order at 7:00 p.m.

**Attendance:** Adam Kopp, Secretary  
Rob Pistor, Member  
Irv Turpin, Member  
Jeff Burkhart, Codes Officer  
Jim Diamond, Esquire

**Absent:** Carolyn Stoner, Chairperson  
Patience Basehore, Vice-Chairperson  
Mike Wood, HRG

**Attendees:** Chris Hinkle, Burget & Associates

**REGULAR MEETING:**

**Citizens Input** - None

**Approval of Minutes** – February 22, 2022

Mr. Turpin motioned to approve the February 22, 2022 minutes. Seconded by Mr. Pistor.

**Call for Discussion:** None

All in favor. Motion approved.

**Waiver of Chapter 22, Section 304, Final Subdivision/Lot Add-On Plan for Matt Maines and Michael P. & Keri E. Blouch and Debra C. & Karl T. Bryan**

**Zoning/Codes** – Mr. Burkhart, Codes Officer, provided additional information of the Subdivision Land Development Review Report by Dauphin County Planning Commission. The plan had also been reviewed by HRG per correspondence dated June 7, 2022 which indicates the need to provide one missing lot corner marker to comply with the Ordinance requirements for plan approval. In regards to DCPC review, Mr. Burkhart referred to #2 in the report which indicated the Reconfigured Lot 3 must meet the 1-acre area requirement. Although the property is improved; it is reconfigured to only 8/10's of an acre. Mr. Burkhart further commented that a well would need to be added to the plan per the County review.

Mr. Burkhart introduced Chris Hinkle with Burget & Associates. Mr. Hinkle presented the plan to the Planning Commission indicating there are four existing lots and four existing homes. Mr. Hinkle noted the plan would be making improvements to Lot 3 and that a well and the missing lot corner marker were added to the plan as recommended by Mr. Burkhart. He noted 6/10s of an acre would be added to the lot. Perk and probe testing have been completed on the preexisting lot in which the area was reduced to make sure nothing would fail on the existing system. Mr. Hinkle indicated the County and HRG comments were minor in nature. Mr. Hinkle further noted HRG commented that signatures, notaries and financial securities are to be obtained before the plan is brought in for signing.

A discussion was held confirming the plan was final. Mr. Diamond commented that the property would need a zoning variance because although it was grandfathered in with less than an acre, once reconfigured it will only be 8/10's of an acre. The current ordinance requires a 1-acre lot. Mr. Hinkle commented that since the property was an improvement, it should not be an issue. Mr. Diamond noted once the lot is reconfigured, the new lot would not be grandfathered under the new zoning law. The new lot would not meet the standards. A question was posed if the Township had the authority and what risk would be involved. Mr. Burkhart questioned his authority on the decision as the Zoning Officer. Based on the plans presented, Mr. Burkhart can submit a letter to Mr. Hinkle noting reconfigured Lot 3 is substandard according to the Zoning Ordinance 22, R-1, Section 604, Part Six. Mr. Hinkle plans to appeal to the Zoning Hearing Board suggesting the lot is an improvement.

Mr. Turpin motioned to recommend to the Board of Supervisors consideration of approval of the requested waiver of Chapter 22, Sect 304 as presented.

Seconded by Mr. Pistor.

**Call for Discussion:** None

All in favor. Motion approved.

**Recommendation to the Board of Supervisors on approval of the Final Subdivision/Lot Add-On Plan**

Mr. Turpin made a motion for recommendation to the Board of Supervisors for approval of the Final Subdivision/Lot Add-On Plan for Matt Maines and Michael P. & Keri E. Blouch and Debra C. & Karl T. Bryan in accordance with the plan provided by the applicant in addition to review of DCPC comment #2 in the report noting the reconfigured Lot 3 must meet the 1-acre area requirement with satisfaction of the zoning officer or zoning variance approval for the reconfigured area of Lot 3 less than 1 acre.

**Call for discussion:** None

All in favor. Motion approved.

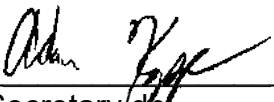
**Future Items** – Comprehensive Plan Kick-off Meeting scheduled for July 13, 2022 at 5:30 p.m. at the Township Office Meeting Room to be advertised in the Hummelstown Sun.

**Adjournment**

Mr. Turpin motioned to adjourn the meeting. Mr. Pistor seconded the motion.

All in favor.

Meeting adjourned 7:49 p.m.

  
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Secretary/do