

**LONDONDERRY TOWNSHIP  
PLANNING COMMISSION MEETING MINUTES  
783 S. GEYERS CHURCH RD  
MIDDLETOWN, PA 17057  
October 14, 2025 6:00 pm.**

**Call to Order:** Chairwoman Basehore, called the Planning Commission Meeting to order at 6:00 pm.

**Roll Call / Attendance - Members Present**

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

**Absent Members:**

Bob Pistor (Vice-Chair)

**Also Present:**

David Blechertas, Township Manager  
Duane Brady, Codes & Zoning Officer  
Mike Wood P.E., Township Engineer – HRG  
Jim Diamond, Eckert Seamans Cherin & Mellott, LLC  
Michelle Phillips, Executive Secretary  
Michelle Scheetz, Codes Office Coordinator

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

**Citizens Input – On agenda items:** None

**Approval of Minutes**

Chairwoman Basehore requested a motion to approve the September 8th, 2025 Planning Commission meeting minutes.

It was moved by Ms. Weaver and seconded by Mr. Swartz that the Planning Commission meeting minutes be approved for September 8th, 2025. The motion carried unanimously.

## **New Business** - None

## **Old Business**

- PC25-07 Jayne/Matesevac Final Lot Add-on Plan

Andrew Wissler, from RJ Fisher and Sons stated this is the second time before the Planning Commission regarding the Jayne/Matesevac final lot add-on plan. He said all comments from HRG and Township staff have been addressed regarding the plan. The reason for the plan is due to a survey that was done at 1350 Newberry Road, where it was found that an accessory building was on the property line of 1354 Newberry Road.

Mr. Brady said the original plan that was created for these lots in 1979 used an arbitrary North. He said with modern technology and being able to look at the true North, there was a need to correct the North arrow. The result is a 6 degree, 14 minutes 49 second and 72-inch rotation to align the current grid system and plan note #3 will be modified to reflect. The Primary structure of 1354 Newberry Road was found to be located in a side setback as a result of this plan and survey. Mr. Brady and Mr. Diamond (Township Solicitor) suggested adding plan note #8 reflecting the change. He said the non-building waivers have been filed with the Sewage Enforcement Officer. There are two accessory buildings on the property at 1350 Newberry which are non-conforming since the property line runs through it. The plan would swap an equal amount of land between both properties on Newberry Road to allow the two structures to be conforming.

- Motion to recommend approval of requested deferral from Section 22-506 Curbs and Gutters.

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

- Motion to recommend approval of requested deferral from Section 22-507 Sidewalks.

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

- Motion to recommend approval of requested waiver from Section 22-304 Preliminary Plat Procedures for submission of a preliminary plan.

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

- Motion to recommend approval of PC25-07 Jayne/Matesevac Final Lot Add-on Plan conditioned on approval of a non-building waiver with the SEO and the addition of Plan Note 8 to read as follows: “The approval of this Plan by the Board of Supervisors shall not be construed as a determination by the Township that any encroachment into any setback or any potentially noncompliant feature shown on the Plan constitutes a lawful nonconformity or has otherwise been determined to be permissible.”

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

- Ordinance 2025-02 Zoning Amendment for Data Center Overlay

Mr. Blechertas said staff has continued to work on the Ordinance since September in conjunction with the Planning Commission members and the comments that were received from the public. He said the Township is trying to make revisions and add as much protection as possible for the Residents and the Township.

Mr. Blechertas stated there have been substantial changes made to the Ordinance, and he is looking for feedback from the Planning Commission members and the public. Some of the changes that have been made since September are the reduction of the overlay area, changes to minimum lot size, building façade requirements and environmental requirements, security access. The Board of Supervisors also retained an acoustic engineer to strengthen sound protection to the greatest degree possible.

Mr. Brady advised the Planning Commission members that there are now no R1 parcels included in the Data Center overlay. He then reviewed the proposed changes that were made to the Ordinance in more detail.

- There were three definitions proposed
  - Façade - Principle
  - Façade – Secondary
  - Woodland

- All “By-Right” removed
- General Requirements
  - Reduction of the overlay area. (from 242 parcels to 40 parcels)
  - Lot area increased from 30 acres to 70 acres.
  - Accessory setback increased from 50 to 100 feet.
  - Principle use setbacks increased: Front yard 100-150 feet, Side & Rear yard 75-120 feet.
- Buffer Yard Requirements to be 24-feet-high with 12ft berm and 12ft screen planting
- Screening Requirements
- Façade Requirements
- Access and Security
  - Access during construction using the site via an arterial road, such as RT230/Harrisburg Pike.
  - Adoption of NFPA 855: standard for stationary energy storage systems. (Battery Systems)
  - Signage – 24-hour emergency contact details all site entry points.
- Environmental Requirements
  - Connection of Public water and public sewer, no ground water use and no discharge of waste water on site.
  - Modification to require exhaust, odors, gases and similar fumes to not be perceptible at or beyond the property line.
  - Environmental Impact assessment report provided by qualified professional to identify sources for fine particulate matter at 2.5 PM or smaller and other potentially impactful conditions.
  - Requirements added regarding woodland disturbances.
- Data Center Parks
  - Lot density decreased
    - Minimum lot size increased from 6 acres to 10 acres

There was a discussion regarding the electric rates, lighting and sound, if the proposed changes have anything to do with the warehouses that are currently in the Township, height of the buildings, Fire Department access, designated growth areas, the Comprehensive Plan, Lytle Farms and the report by the Acoustic Engineer that will be done.

Mr. Brady asked the Planning Commission members to provide any other comments to him by the end of October. He also stated no plans have been submitted to the Township for the use of data centers.

Joseph Fusco, resident of the Township stated he did not know about the Data Centers coming nor did he attend the meeting in July and August because he never received notice. He asked how many buildings are being proposed?

Mr. Blechertas said what is being looked at tonight is a draft ordinance to regulate data centers and what areas of the Township could be included in an overlay. He said there have been no land development plans submitted to the Township at this time. One developer has publicly shared a sketch of an 8-building plan for the Zeager Bros, Inc property, but nothing has been submitted.

### **Any Other Matter**

Mr. Brady announced that a sketch plan submission was received last week for a residential development off of Locust Lane and Roundtop Road. The sketch plan will be brought to the Planning Commission at the next meeting.

### **Adjournment**

There being no further business to bring before the Planning Commission, a motion by Mr. Turpin seconded by Mr. Swartz the meeting was adjourned at 7:25pm.

[Signature on file](#)

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Secretary – Adam Kopp