

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING AND REGULAR MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
July 7, 2025 7:00 pm.**

Call to Order:

Chairman Ron Kopp called the Public Meeting to order at 7:00 p.m.

PUBLIC HEARING

Township Solicitor, James Diamond stated the purpose of the Public Hearing is to accept public comment on the proposed amendment to Chapter 27, Zoning, of the Township Code of Ordinances regarding the addition of regulations relating to Data Centers in the Township and amend the zoning map by adding a Data Center Overlay District - Ordinance 2025-02. A stenographic record of the hearing is recorded separately.

Chairman Kopp stated the Public Hearing will be continued on August 4, 2025 at the Londonderry Fire Department located at 2655 Foxianna Road Middletown, PA 17057 at 7:00 pm due to the microphone not working and residents not being able to hear. He then closed the Public Hearing at 8:00 pm.

NOTE: Public Comments are attached to the minutes as a separate handout.

REGULAR MEETING:

Call to Order: Chairman Kopp, called the Board of Supervisors Regular Meeting to order at 8:00 pm.

Salute the Flag

Chairman Kopp called for a moment of silence for the late Mel Hershey.

Roll Call / Attendance - Members Present

Ron Kopp, Chair
Mike Geyer, Vice-Chair/Secretary
Bart Shellenhamer, Member
Anna Dale, Member
Scott Merchlinski, Member

Absent Members: None

Mel Hershey, Member

Also Present:

David Blechertas, Township Manager
Jim Diamond, Esq., Solicitor
Duane Brady, Codes/Zoning Officer
Monique Dykman, MS4 Coordinator
Andy Brandt, Public Works
Sam Risteff, Golf Course Manager
Michelle Phillips, Executive Secretary

Attendees: See attached list for Residents/Guests in attendance

Citizens Input – On agenda items: None

Executive Session

An Executive Session took place prior to the meeting to discuss pending legal items. No action was taken.

Approval of Minutes

Chairman Kopp requested a motion to approve the June 2, 2025 Board of Supervisors meeting minutes.

It was moved by Ms. Dale and seconded by Mr. Shellenhamer that the Board approve June 2, 2025 Board of Supervisor Meeting Minutes. The motion carried unanimously.

***Discussion and possible appointment of a new Township Supervisor**

Chairman Kopp stated that the Board is required to fill any vacancies within 30 days. He said the Board had met with Scott Merchlinski two by two to not reach a quorum. It was determined that Mr. Merchlinski would meet the qualification to serve on the Board of Supervisors.

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to appoint Township resident, Scott Merchlinski to serve on the Board of Supervisors. The motion carried unanimously.

Mr. Merchlinski took an Oath of Office being sworn in by Michelle Phillips, Executive Secretary, and took his seat amongst the Board.

Manager's Report – David Blechertas

- Potential adoption of proposed amendment to Chapter 27, Zoning, of the Township Code of Ordinances regarding the addition of regulations relating to Data Centers in the Township and amend the zoning map by adding a Data Center Overlay District - Ordinance 2025-02.

It was moved by Mr. Shellenhamer and seconded by Ms. Dale to table the request above as stated due to the Public Hearing being continued until August 4, 2025 at the Londonderry Fire Department at 7:00 pm. The motion carried unanimously.

- Request approval for the Londonderry Fire Police to provide services for:
 - Hummelstown Criterium (Bike Race) & Street Fair – July 12, 2025

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

- Request the full-time hire of Dana Aversa to the position of Codes Office Coordinator at a rate of \$21/hr starting July 9, 2025.

Mr. Blechertas stated the candidate withdrew from the position of Codes Officer Coordinator therefore no action was taken.

- Request approval of Payment Application #4 to Construction Master Services for the Swatara Creek Rd construction project in the amount of \$447,550.15, with the recommendation of the Township Engineer.

Mr. Blechertas stated there will be one additional final payment for the project.

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

- Request approval of a lease agreement with Higher Information Group to provide a photocopier for the new codes department at the rate of \$228.84 a month for 60 months.

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

Treasurer's Report – Brian Marchuck

- Mr. Marchuck presented the Board with the treasure's report and the open purchase order report for June 2025.

Chairman Kopp requested a motion to approve the bills/open purchases as presented for June 2025.

It was moved by Ms. Dale and seconded by Mr. Geyer to approve the bills/open purchases as presented. The motion carried unanimously.

Zoning and Codes – Duane Brady

- **PC25-04 Leininger Final Minor Subdivision Plan**

Bob Riley, Engineer from Williams Site Civil, LLC is representing the Leininger family for their minor subdivision plan. He said the Leininger's are requesting to subdivide their land at 4030 Beagle Road into two lots. The almost 13-acre lot would be subdivided with one acre for the family home and the remaining 11.79 acres used for crop fields. Mr. Riley stated there will be no use changes on the property.

Mr. Brady stated the lot does meet the minimum requirement of 1 acre. He said the plan has been approved by the sewage enforcement officer, Planning Commission Board and himself, with no conditions for the plan.

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

It was moved by Mr. Shellenhamer and seconded by Mr. Geyer 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 Ms. Dale and seconded by Mr. Merchlinski 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. Dale and seconded by Mr. Geyer to approve the request above as stated. The motion carried unanimously.

- Motion to recommend approval of PC25-04 Leininger Final Minor Subdivision Plan

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

- **PC25-05 Ziat Final Minor Subdivision Plan**

Doug Herr, from Hershey Land Surveyors, was present representing the Ziat family who own land on the south side of East Harrisburg Pike and just west of Deodate Road. He said the parcel is located in both the Agriculture Zoning District and the C-2 commercial zoning district as it stands. The parcel currently contains a dwelling and a commercial building from which the Ziats previously operated a business. The commercial property has no connection to public water or sewer however, the residence is served by public water and sewer. Mr. Herr stated the property is just over 6 acres and the proposed plan is to subdivide into two separate properties. He said the proposed Lot 1 will be about 2 ½ acres consisting of the residential dwelling and several outbuilding to the rear of the lot and Lot 2 will be about 3 ½ acres which contain the commercial building and gravel parking area. There is only one access to the property that runs between the two proposed lots. He said PennDOT suggested to have a shared driveway with only one access.

Mr. Herr stated there are two conditional requirements that need to be met. One is a will serve letter from DTMA and the second is a will serve letter from PA American water.

There was a discussion regarding the conditions and how and when the plan could be recorded.

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

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

- Motion to recommend approval of requested waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan

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

- Motion to recommend approval of PC25-05 Ziat Final Minor Subdivision Plan conditioned on recording of an easement agreement for shared access driveway subject to the approval of the Township Solicitor.

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

PC25-06 Iron Cygnus Properties LLC Lot Add-on Final Plan

Mark Romeo, from Romeo Land Surveying Inc, was present representing Jim and Deb Long owners of 90 South Geyer's Church Road and 2533 Foxianna Road. The proposed plan is to consolidate the two parcels into one parcel equaling 2.22 acres. He said there will be no construction, development or earth disturbance with this plan.

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

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

- Motion to recommend approval of requested waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan

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

- Motion to recommend approval of PC25-06 Iron Cygnus Properties LLC Lot Add-on Final Plan conditioned on the approval of a non-building waiver by the SEO and addition of a plan note that reads *“No part lands of the former tax parcel 34-011-208, known as 2533 Foxianna Rd, are approved for development by Londonderry Township or the Department of Environmental Protection for the installation of any sewage disposal facility. No Sewage permit will be issued for such installation unless the Municipality and DEP both approve Sewage Facilities Planning for the lands described herein in accordance with the Pennsylvania Sewage Facilities Act”*

It was moved by Ms. Dale and seconded by Mr. Geyer to approve the request above as stated.

Discussion: Mr. Shellenhamer asked if something could be added, to have the property owner work with the Public Works department to fix the pipe that they damaged that goes underneath the road. He said Foxianna Road now floods due to pipe damage.

Mr. Roman stated he would pass the information on to the property owner.

The motion carried unanimously.

MS4 Environmental Department – Monique Dykman

- Request approval of a proposal from Johnson, Mirmiran & Thompson, Inc., to create two site development drawings at a cost of \$32,300. The amendment for \$10,000 in grant funding has been approved by DCNR.

Ms. Dykman stated this proposal is for two site development plans for both of the parks in the Township. She said the proposal, and the terms of conditions have been reviewed by the Township Solicitor with several changes made.

It was moved by Mr. Shellenhamer and seconded by Mr. Geyer to approve the request above as stated. The motion carried unanimously.

- Monique provided the Board with her monthly report for June 2025.
- Motion to approve educational sign for DCNR.

Ms. Dykman stated that DCNR would like to install new educational signs at possibly 2 locations one at Sunset Park and along Swatara Creek. She said the signs are free and would be installed by the Public Works Department.

It was moved by Mr. Shellenhamer to approve the free signs from DCNR seconded by Mr. Merchlinski. The motion carried unanimously.

Public Works – Andy Brandt

- Andy Brandt provided the Board with his monthly report for June 2025
- Request approval to purchase a fence with installation around the propane tanks at sunset golf course by Paramount Fence for \$5,480.00.

Mr. Brandt said the fence would be 6-foot-high with an 8ft double gate and will have privacy slats so as not to be seen by the public.

Mr. Blechertas stated that the cost of the fence would be paid by the golf course.

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

- Request approval to repair traffic light signals at a cost of \$2,763.30 by CM High.

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

- Request approval to fulfill the contract with Doug Lamb Construction for winter maintenance in the amount of \$2,000.00.

It was moved by Mr. Geyer and seconded by Mr. Merchlinski to approve the request above as stated. The motion carried unanimously.

- Request approval to repair the skid loader milling head by Groff Tractor & Equipment in the amount of \$ \$4,973.86.

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

- Request approval of a quote from The Breneman Company to seal and line the basketball court at Sunset Park at a cost of \$6,100.

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

- Request approval of Resolution 2025-19 disposing of Township property less than \$2,000 and approving the same for sale.
 - Two interior wooden doors with metal frames.

It was moved by Mr. Geyer and seconded by Mr. Shellenhamer to approve the request above as stated. The motion carried unanimously.

- Request approval for the purchase of stone and concrete road repair materials from Pennsy Supply up to \$3,500.00 for the repair of Engle Rd.

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

Golf Course and Bar & Grill - Sam Risteff

- Sam Risteff provided the Board with his monthly report for June 2025

- Request approval of seasonal hires as submitted

Mr. Risteff stated the new hire is to replace an employee that resigned.

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

There was a discussion regarding the old pavilion that is falling apart and the meadows at the golf course.

Engineer's Report – Mike Wood P.E., HRG

Mr. Blechertas stated Mr. Wood could not make the meeting. He provided a short update stating the Zion and Gingrich Road bridge project is in the planning stages, progress in continuing on the LOMR project for phase 1-3, the River House sewage connection and the status on the mobile home parks at Cedar and Pine Manor.

There was a discussion regarding the road repair that needs done on Rt. 230 at the bottom of the hill next to amazon and on Toll House Road.

Solicitor's Report – Jim Diamond, Esq.

Nothing to report.

There was a discussion regarding the advertising for the continued public hearing meeting on August 4, 2025 and the criteria for which residents were and were not notified by the mail regarding Ordinance 2025-02.

Public Safety Coordinator – Bart Shellenhamer

Mr. Shellenhamer provided the Board with the 2nd quarter public safety report.

New Business: None

Old Business: None

Citizens Input: None

Joe Sheely, Township resident spoke about the flooding on Brinser Road and Hickory Road.

Mr. Blechertas responded stating the Township is working with the engineers and there is a concept in place to resolve the flooding issue.

Barb Manley, Township resident asked if there was any movement on the Lytle Farms Plan.

Mr. Blechertas stated the Lytle Development plan received a preliminary plan approval that preserves the plan's status for 5 years. There has been no submission of a final plan at this time.

Chairman Kopp stated there are two vacancies on the Zoning Hearing Board.

George Studenroth, resident of the Township asked if there would be any type of memorial to honor the passing of longtime Board member Mel Hershey.

Mr. Shellenhamer stated there is something in the works to honor Mr. Hershey.

Mr. Diamond stated a second executive session took place during the public hearing to discuss the legal procedures of suspending the public hearing.

Executive Session -

"THE BOARD OF SUPERVISORS RESERVES THE RIGHT PURSUANT TO ACT 84 OF 1986 AS AMENDED TO HOLD EXECUTIVE SESSIONS BETWEEN THE TIMES OF THE BOARD'S OPEN MEETING FOR ANY PURPOSE AUTHORIZED BY STATUTE"

Adjournment

There being no further business to bring before the Board, a motion by Mr. Shellenhamer seconded by Ms. Dale the meeting was adjourned at 9:40pm.

Signature on file

Secretary – Mike Geyer