

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING AND REGULAR MEETING MINUTES
783 S. GEYERS CHURCH RD
MIDDLETOWN, PA 17057
August 4, 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 continue the July 7, 2025 public hearing of 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.

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 8:33 pm.

Salute the Flag

Roll Call / Attendance - Members Present

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

Absent Members: None

Anna Dale, 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

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

Executive Session

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

Citizens Input – On agenda items: None

Approval of Minutes

Chairman Kopp requested a motion to approve the July 7, 2025 Public Hearing & Board of Supervisors meeting minutes.

It was moved by Mr. Shellenhamer and seconded by Mr. Merchlinski that the Board approve July 7, 2025 Board of Supervisor Meeting Minutes. The motion carried unanimously.

Manager's Report – David Blechertas

- Consider potential adoption of 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.

It was moved by Mr. Shellenhamer and seconded by Ms. Geyer to tabled indefinitely the request above as stated. Supervisor Merchlinski abstained from the vote. The motion carried 3-0.

- Request approval for the Londonderry Fire Police to provide services for:
 - July 11, 2025, traffic at Matinchek Funeral Home
 - August 18-23, 2025 Elizabethtown Fair
 - August 30, 2025 Middletown car show and fireworks
 - August 30, 2025 Family Fun Day - Swatara Township

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

- Motion to accept the resignation of Scott Merchlinski from the Londonderry Township Zoning Board effective July 8, 2025.

It was moved by Mr. Shellenhamer and seconded by Mr. Geyer to approve the request above as stated. Supervisor Merchlinski abstained from the vote. The motion carried 3-0.

- Request approval of Pay Ap #5 for Swatara Creek Rd to Construction Master Services, LLC in the amount of \$45,603.01 as recommended by the Township Engineer.

Mr. Blechertas stated this is the final payment for the Swatara Creek Road project.

Mr. Marchuck added additional information on the ending numbers for the project. The proposed amount from the quote came in at 3% over but the Townships internal budget for the project came in at 10% under budget.

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

Mr. Geyer stated the warehouses have brought in the money for the Township to have the Swatara Creek Road project completed which was around a million dollars. He said the Township did not take on any debt nor were the taxes raised to fund this project. Mr. Geyer also stated that next year two bridges in the township will be repaired at a cost of \$1,000,000.00 that will also be paid in cash. He said the Township needs to promote its successes.

- Request approval of a quote from HRG Engineering for \$4,700 to apply for a Dauphin County Gaming Grant

Mr. Blechertas stated HRG, as the Township Engineer has a successful record of applying for these types of grants and has brought several hundreds of thousands of dollars into the Township by way of these grants. He said next year the Township is looking to purchase a new excavator and asphalt rejuvenator which will cost approximately \$150,000. Grants like this subsidize the cost for the Township.

Mr. Shellenhamer said \$270,000 of the gaming grant went to the Swatara Creek road project and \$305,000 will be going to the Londonderry Fire Department to do apparatus work that is needing to be done.

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

- Request approval to hire Michelle Scheetz as a full-time employee for the position of Zoning and Codes Office Coordinator at a rate of \$24.00 per hour starting asap.

Mr. Blechertas stated this is a new position created by the Township. The Zoning and Codes department has a new office at the Township Building with its own entrance, therefore a coordinator is needed to answer phones, greet residents and assist with daily tasks assisting the Zoning and Codes officer.

Mr. Geyer stated that this position was budgeted for and is within the budget.

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

- Consideration of request from Newton Rock Softball for free field usage on the weekend of October 4.

Mr. Blechertas stated he received a request from Newton Rock Softball for free field usage of all the fields at Sunset Park for the weekend of October 4th to host a softball tournament. He said in conversations with Newton Rock they could not demonstrate that anyone on the team was a resident of Londonderry Township. Mr. Blechertas stated his recommendation is to not grant the request.

Mr. Shellenhamer stated he has received additional information regarding the Tournament and would request to table the motion until he shares the information with the Township Manager.

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

- Request approval of Pay App #1 for the Sunset Golf Clubhouse Project to Lauer Construction in the amount of \$106,047.85 as recommended by the project engineer.

Mr. Blechertas stated the roof and air conditioning replacement at the club house is 100% funded by the Golf Course revenue.

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

- Request approval to pay BlueScope Construction for the renovations at the Township Municipal Building in the amount of \$165,537.40.

Mr. Blechertas stated this is the final payment for the renovations of the basement at the Township building. He said the project received over \$347,000 in grant funding.

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

- Request approval of additional cleaning services from R.E. Mundy Maintenance Services for the basement at the Township building for a cost of \$555.00 per month contingent upon solicitor approval.

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

Treasurer's Report – Brian Marchuck

- Mr. Marchuck presented the Board with the treasures and the open purchase order report for July 2025

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

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

- Request approval of Resolution 2025-20 to transfer funds in the liquid fuels budget regarding the purchase of a public works truck.

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

Mr. Marchuck presented the Board with the 2024 Independent financial statement results.

Zoning and Codes – Duane Brady

- Preliminary/Final Land Development Plan for Pine Manor Mobile Home Park Expansion.

Erdman Martin, from K&W Engineering, who is representing GSP Management for the Pine Manor Mobile Home Park expansion plan. The proposed plan is to expand the mobile home park by adding 28 lots. He said the existing 120 lots and the added 28 lots will all be connected to public water and sewer. The current sanitary system will be decommissioned/demolished once the new connection is added. He is looking to see approval from the Board tonight.

There was a discussion regarding the fire hydrants, satisfaction memo from DTMA, the conditions in place from DTMA and PA American water, timeline of plan, and the recommendations from HRG and the Planning Commission Board.

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

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 waiver from Section 28-305.8 (Formerly 26-112.A) Stormwater Management Facilities Standards and Methodologies for emergency spillway requirements.

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

- Motion to recommend approval of the Preliminary/Final Land Development Plan for Pine Manor Mobile Home Park Expansion

conditioned on current will serve letters from PA American Water and Derry Township Municipal Authority being provided and that public water and sewer connections be completed to the existing Pine Manor Mobile Home Park.

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

- Duane provided the Board with his monthly report for July 2025
- Discussion and possible adoption of Resolution 2025-21: DEP Resolution for Sewage Planning Module at 190 Lauffer Road.

Mr. Brady stated the Board previously approved PC24-05 Lauffer Final Minor Subdivision Plan for Erika Lauffer at 190 Lauffer Rd, Middletown. He said the Department of Environmental Protection, as part of their review and approval process, is requesting that their template resolution titled “Resolution for Plan Revision for New Land Development BCW0356” be adopted by the Township and submitted as part of the sewage planning module package.

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

- Request approval of Resolution 2025-22 authorizing that owners of documented special situation properties be allowed to defer their on-lot sewage disposal system pumping report requirements.

Mr. Brady stated Resolution 2025-22 is similar to the Island Resolution 2025-16 regarding on-lot sewage disposal system reporting requirements. He said it has been determined that the same type of resolution should be created for the main land properties.

There was a brief discussion regarding the affidavit form that is notarized, the administration fee, and the different types of deferrals.

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

- Request approval of Resolution 2025-23 authorizing the appointment of a third-party building inspection serves for the Township.

Mr. Brady stated last year the Board adopted a resolution recognizing three, third-party building and inspection firms that are recognized and certified by the Department of Labor and Industry. He said the third-party firms perform plan review and building inspections to assist the Codes Department. Mr. Brady said the three firms that were on the list have been reviewed and he is proposing to maintain two of those firms and bring on a new firm, Barry Isetts and Associates out of Mechanicsburg. The transition would start with all new applications coming into the Township.

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

MS4 Environmental Department – Monique Dykman

There was a presentation by Kevin Stout, from Land Studies LLC, regarding Phase 4 of the Conewago Creek Stream restoration project.

- Request approval of Change Order #2 from Land Studies, LLC for the Conewago Creek Stream Restoration, Phases 1-3 Operations and Maintenance project, in the amount of \$5,500, funded by REP.

Ms. Dykman stated the change order is to remove invasive cattails from the area. She said that WREP has agreed to reimburse the Township the cost of the change order.

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

- Monique provided the Board with her monthly report for July 2025.

Public Works – Andy Brandt

- Andy Brandt provided the Board with his monthly report for July 2025
- Request approval to purchase two six-foot ADA benches from Poly Products in the amount of \$2,178.61, compliant for the DCNR. The cost is a budgeted item and came in under budget.

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

- Request approval to purchase wood carpet for the new playground equipment at a cost of \$6,251.16 from Zeagers (lowest of 3 quotes)

It was moved by Mr. Shellenhamer and seconded by Mr. Geyer to approve the request above as stated. Supervisor Merchlinski abstained from the vote. The motion carried 3-0.

- Request approval to purchase a New Holland Compact Track Loader C-337 from AG-Industrial in the amount of \$72,691.74 (lowest of 4 quotes)

Mr. Brandt stated this purchase is to replace the 2003 John Deer Loader. He said the trade in value of the John Deer is \$15,000 and AG-Industrial is a Costar Vendor. Mr. Brandt stated the purchase came in under budget by approximately \$10,000.

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

There was a discussion regarding the compost site at the public works building and the potential of regulating the dumping.

Golf Course and Bar & Grill - Sam Risteff

- Sam Risteff provided the Board with his monthly report for July 2025
- Request approval of seasonal hire as submitted.

Mr. Risteff said the seasonal hire is for a new employee for the Golf Course Maintenance Department.

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

- Consideration and possible action regarding a charitable donation request from Red Horse Alumni Association.

There was a discussion regarding the charitable donation request from the Red Horse Alumni who are associated with the Air National Guard.

Chairman Kopp requested a motion to approve a waiver of (4) green fees for the Red Horse Alumni Association who is associated with the Air National Guard.

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

- Request approval to purchase a new Bunn 5800 Ultra NX White Stainless-Steel Double 3-gallon Slushy Machine from the Restaurant Store for the Snack Bar at a cost of \$2,729.00.

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

- Request approval for tree removal by Shulls Tree Service at the Golf Course in the amount of \$5,770.00 (lowest of 3 quotes)

Mr. Risteff said the request is to remove 16 dead ash trees on Hole # 16 and that the request is a budgeted item.

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

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

Mr. Blechertas stated Mr. Wood could not make the meeting. He provided a short update regarding the Zion and Gingrich Road bridge project stating HRG is nearing the end design phase, and the Township is on track for replacement as originally planned

Solicitor's Report – Jim Diamond, Esq.

Nothing to report.

Public Safety Coordinator – Bart Shellenhamer

Mr. Shellenhamer stated there were 43 incidents that the Volunteer Londonderry Fire Department responded to in July. He said there were numerous training hours, and he is hoping to keep on track with the new engine. Mr. Shellenhamer stated the golf outing was a huge success and the partners from Constellation, ES/Jingoli and Energy Solution were able to provide the Fire Department with a check for \$60,000.

New Business: None

Old Business: None

Citizens Input:

Name not provided, asked the solicitor if there was any news on the reopening of TMI and the possibility of a discount on our electric rates.

Mr. Diamond stated they are going to remain private.

Mr. Shellenhamer said the Board was invited to take a tour of the Crane Clean Energy facility. He stated that the thought of Crane Clean Energy providing power to the Data Centers at Zeager is not a true fact. They are supplying their power to Microsoft which is currently in Ohio.

Mr. Diamond stated the power will be supplied through the grid.

Gary Carlson, resident of the Township asked when Crane Clean Energy will be put back on the Townships tax roll so they can start paying taxes.

Mr. Shellenhamer stated there is an agreement in place until 2026 and at that time a new agreement will be negotiated.

Mr. Kopp stated the projected timeline for the opening is 2027.

Name not provided, asked if there have been talks regarding the Township re-doing the concession stand area and the shed at sunset park.

Mr. Blechertas stated that at the last public meeting the Board of Supervisors hired a third-party company, JMT to come up with site design drawings. He said the site design drawings are an abbreviated master plan for park improvements for both Sunset Park and Braeburn Park. These plans will address any future developments for the parks. The reason we need the site design drawing is it makes the Township eligible for grant money from the state to go after projects like the concession stands, shed and large pieces of playground equipment. The playground equipment you will see being replaced in the next two weeks was funded by a state grant. If we want to apply for larger grants the design drawings will need to be in place. There will be public meetings this fall to get the input of what the public would like to see at the parks. Once done we will be able to apply for more grant funding to improve the parks.

Name not provided, said the public needs to be more informed regarding the Data Centers, Crane Clean Energy due to the rumors. He also said he feels it's a great opportunity for the Township.

Mr. Blechertas stated it is likely there will be a Board of Supervisors Work Session this month.

Name not provided, stated he is a state constable and was wondering if there could be a designated parking spot at the Township building with a sign recognizing him to the public due to the questions he receives when parked in the parking lot.

Mr. Shellenhamer stated the Board will look into it along with the Public Works Department.

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. Geyer seconded by Mr. Merchlinski the meeting was adjourned at 10:11pm.

Secretary – Mike Geyer