

LONDONDERRY TOWNSHIP PLANNING COMMISSION

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REGULAR MEETING MINUTES MEETING DATE: FEBRUARY 18, 2025

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Tuesday, February 18, 2025, at the Londonderry Township Building, 783 S Geyers Church Rd, Middletown PA 17057.

Call to Order:

Chairwoman Basehore called the meeting to order at 7:00 pm

Roll Call/Members Present:

Patience Basehore (Chair)
Bob Pistor (Vice-Chair)
Adam Kopp (Secretary)
Deb Weaver (Member)
Richard Swartz (Alternate)

Absent Members:

Irvin Turpin (Member)

Also Present:

David Blechertas (Township Manager)
Brett Flowers (Township Solicitor, Eckert Seamans)
Duane Brady Jr (Township Zoning/Codes Officer)
Mike Wood (Township Engineer, HRG)
Michelle Phillips (Township Executive Secretary)

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

REGULAR MEETING

CITIZENS INPUT: None

APPROVAL OF MINUTES:

Chairwoman Basehore requested approval from the Board to accept the minutes of the January 21, 2025 Planning Commission Meeting.

It was moved by Mr. Pistor, seconded by Ms. Weaver that the Board approve the January 21, 2025 minutes as presented to the Board. The motion carried unanimously.

OLD BUSINESS:

PC24-05 LAUFFER SUBDIVISION

Mr. Champi, from FFA Engineering, stated the Lauffer Subdivision plan was brought to the Board a few months ago. The plan is to subdivide 2 acres from the 64-acre lot on Lauffer Road/Iron Mine Road. He said all comments have now been satisfied by the Townships Engineer, Staff and the Conservation District. Mr. Champi stated the 2 acres would eventually be developed as a residential dwelling and he is looking for the plan to be approved and moved to the Board of Supervisors for approval.

There was a discussion regarding the comments that were satisfied and the right-of-way for Lauffer Road that runs through the property.

- Motion to approve requested waiver from Section 22-303.1 for the submission of the preliminary plan.

Chairwoman Basehore requested approval for a waiver from Section 22-303.1 for the submission of the preliminary plan.

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

- Motion to approve requested waiver from Section 22-303.1.A.(2) Plan Scale.

Chairwoman Basehore requested approval for a waiver from Section 22-303.1.A.(2) Plan Scale.

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

- Motion to approve requested waiver from Section 22-402.3.B Dedication of Right of Way.

Chairwoman Basehore requested approval for a waiver from Section 22-402.3.B Dedication of Right of Way.

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

- Motion to approve requested waiver from Section 22-502.3 Monuments and Markers.

Chairwoman Basehore requested approval for a waiver from Section 22-502.3 Monuments and Markers.

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

- Motion to approve requested deferral of Section 22-506 Curbs and Gutters.

Chairwoman Basehore requested approval for a deferral of Section 22-506 Curbs and Gutters.

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

- Motion to approve requested deferral of Section 22-507 Sidewalks.

Chairwoman Basehore requested approval for a deferral of 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 approve PC24-05 Lauffer Subdivision Plan, conditioned on all outstanding comments being satisfied.

Chairwoman Basehore requested approval for the PC24-05 Lauffer Subdivision Plan, conditioned on all outstanding comments being satisfied.

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

NEW BUSINESS:

PC25-01 Saienni Subdivision

Angela Marcus, Engineer from Light-Heigel and Associates, Inc presented the Board with a subdivision plan for George and Drew Saienni lot located on Schoolhouse Road just north of the Hunters and Anglers. She stated the plan is to subdivide the 33-acre lot into 4 lots and to eventually sell 3 of the 4. She said they are requesting 3 deferrals for curbs, sidewalks and gutters and a waiver for the E&S. Comments have been received by the Township Engineer and the Dauphin County Planning Commission and are being worked through.

Mr. Brady, Zoning and Codes Officer for the Township, suggested tabling the plan until next month due to the number of outstanding comments that need to be addressed: such as the agricultural requirements from the zoning ordinance for subdividing agricultural lands, the sewer planning module review by the Townships SEO, justification for the flag lot creation and the comments from HRG.

There was discussion regarding the on-lot sewer system, perks and probe sites, deferral of curbs and sidewalks and what the numbers/definition of flag lots.

- Motion to table PC25-01 Saienni Subdivision Plan due to the number of outstanding comments.

Chairwoman Basehore requested a motion to table the PC25-01 Saienni subdivision plan due to the number of outstanding comments.

It was moved by Mr. Pistor and seconded Chairwoman Basehore to table the request above as stated. The motion carried unanimously.

Data Center Presentation/Zoning Ordinance Amendment

Mr. Brady provided the Board with a revised copy of the presentation for Data Centers that Viridian Partners presented at the Board of Supervisors' last meeting. Mr. Brady stated Viridian Partners are under contract to purchase the Zeagar Brothers property in the Township. They are looking to develop the land from its current use to a different use, possibly as a Data Center. As of right now, a warehouse could be built on the land, but Viridian Partners would prefer

to develop a data center. The Townships ordinance does not reflect data center uses; therefore, a revision is needed.

Mr. Brady discussed the details of a Data Center Overlay which included:

- Proposed Intent
- Applicability: Zoning Map
- Use Approval
- General Requirements
- Coverage Regulation
- Height Regulation
- Screening Requirements
- Lighting and Noise
- Signs
- Access and Security
- Environmental Requirements
- Conditional Uses

There was a discussion regarding the details of the data center overlay, water system cooling method for the data center, buffering for neighboring developments and structure itself, time frame of development, EPA guidelines, Fire Department apparatus, setbacks, access points, signage and security.

Mr. Pistor questioned the 150-foot setback and how buffering the generators will be handled.

Mr. Brady stated that one of the things the Township must be careful of with Zoning Ordinances is that we can not put specific restrictions on a specific use, that would be above and beyond of any other similar use. He said he can not have warehouses meeting the standards of the I1 district and tell data centers they have to be 3x that much. This could potentially open the Township to a legal challenge and would not stand in court.

Mr. Pistor asked if it was consistent with what the warehouses have.

Mr. Brady stated it is above what the warehouses have, and it is the strictest setback the Township has. He said as the ordinance stands today and if the setbacks were adopted it would be the strictest setbacks in the ordinance for any use.

Mr. Pistor stated he thinks it's a great industry and it's a great piece for the Township but is concerned about the residence and what they will need to deal with issues such as noise.

Steve Ganch, Viridian Partner said that the potential data center would have at least 150 feet setbacks, and it would not be a problem if the Township went with the setback in the Ordinance. He said the buildings will be about 150,000 sq ft. and at the end of the building there would be a parking lot to accommodate 10-20 employees along with a generator court. The Generator court will provide buffering and with technology today generators are getting quieter. With the generator courts on the back side of the building it will provide buffering to any noise they may generate. He also said that adding extra buffering would not be a problem.

Mr. Pistor said the most important thing for him is that Viridian be willing to do what is best for the residents close to the property and be a good neighbor.

Viridian Partner, Mike Cahn stated that it's important to be a good neighbor and they have done a number of things to be that good neighbor in previous projects.

There was a short discussion regarding whether the water and electricity would affect local residents, regulations of water use, stormwater and emissions of generators.

ANY OTHER MATTER: None

ADJOURNMENT:

There being no further business to bring before the Board, a motion by Ms. Weaver seconded by Chairwoman Basehore the meeting was adjourned at 8:34 pm.

Signature on file
Adam Kopp – Secretary