

# **LONDONDERRY TOWNSHIP PLANNING COMMISSION**

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## **REGULAR MEETING MINUTES MEETING DATE: MARCH 17, 2025**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Tuesday, March 17, 2025, at the Londonderry Township Building, 783 S Geyers Church Rd, Middletown PA 17057.

### **Call to Order:**

Chairman Pistor called the meeting to order at 7:00 pm

### **Roll Call/Members Present:**

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

### **Absent Members:**

Patience Basehore (Chair)

### **Also Present:**

David Blechertas (Township Manager)  
Jim Diamond (Township Solicitor, Eckert Seamans)  
Duane Brady Jr (Township Zoning/Codes Officer)  
Michelle Phillips (Township Executive Secretary)

Attendees: No Signatures were recorded.

## **REGULAR MEETING**

**CITIZENS INPUT:** None

**APPROVAL OF MINUTES:**

Jim Diamond, Township Solicitor addressed the Board regarding a statement of law from the Feb 18, 2025 minutes. He said what was included in the minutes, where you cannot have differences in regulations on different uses such as warehouses and data centers is not accurate. Therefore, there can be different regulations, uniformities and equal protections and not every kind of property will be the same due to MPC Section 605.

Chairman Pistor requested approval from the Board to accept the minutes of the February 18, 2025 Planning Commission Meeting.

It was moved by Mr. Swartz seconded by Ms. Weaver that the Board approve the February 18, 2025 Planning Commission minutes as presented to the Board. The motion carried unanimously.

## **OLD BUSINESS:**

### PC25-01 Saienni Subdivision

Angela Marcus, Engineer from Light-Heigel and Associates, Inc stated the plan is to subdivide the 33-acre lot into 4 lots. She said there are 3 remaining comments that will need to be addressed. They are the sewer planning module, monuments, and the correction of proposed lot 1 regarding acreage. Ms. Marcus is requesting 1 waiver, 3 deferrals and the approval of the plan.

There was a discussion regarding the deferrals, removal of stormwater from the plan, remaining comments, sewer plan, E&S plan, the acreage of Lot 1 and the letters from HRG.

Mr. Brady, Township Zoning & Codes Officer stated as long as the conditions of approval are accepted, he feels as though the plan could be moved to the Board of Supervisors.

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

Chairman Pistor requested a motion for the waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan

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

- Motion to recommend approval of requested deferral from Section 22-303.1.A (1) for submission of Erosion and Sediment Control Plan

Chairman Pistor requested a motion of the requested deferral from Section 22-303.1.A (1) for submission of Erosion and Sediment Control Plan

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

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

Chairman Pistor requested a motion of the requested deferral from Section 22-506 Curbs and Gutters

It was moved by Ms. Weaver seconded by Chairman Pistor to approve the request as stated above. The motion carried unanimously

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

Chairman Pistor requested a motion of the requested deferral from Section 22-507 Sidewalks

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

- Motion to of PC25-01 Saienni Subdivision Plan

Chairman Pistor requested a motion of PC25-01 Saienni Subdivision Plan conditioned on approval of the sewer planning module by the SEO, correction of proposed lot 1 to be less than 2 acres and the correction of monuments and markers as indicated by HRG.

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

### Data Center Presentation/Zoning Ordinance Amendment

Mr. Brady opened the discussion regarding the data center overlay by reviewing the proposed changes to the ordinance.

He said after receiving comments from Viridian and other potential users that are looking at properties in the Township, it has been determined that there is an interest in having an option for a data center industrial park or complex where the buildings and/or lots inside of the larger piece can be sold off.

Mike Cahn, Partner from Viridian stated that it would provide an opportunity for different lots to be owned and sold inside of a master development.

Mr. Blechertas said that a data center complex or park, as opposed to just doing a normal subdivision and creating new lots, is a way to subdivide lots off with different rules for setbacks and height. He said that in the current draft, setbacks would be so large between buildings that there wouldn't be a way to subdivide lots off. Therefore, staff is trying to come up with a way to identify the whole development and provide a way to create pieces inside of it that can be sold off as development progresses and not hinder a developer with the setback rules.

There was a discussion regarding redoing the SALDO, height restrictions, setbacks, perimeter lot lines and noise.

Mr. Brady stated that the Hershey Soccer Club has purchased the old Par Line Golf Course and in wanting to keep their options open for the use of the land, are looking to be included in the Data Center Overlay. He said the Club has not submitted any type of plans at this time for any use of their land.

It was determined by staff, the Solicitor and Planning Commission to gather more information regarding the changes of the Ordinance and the map for the overlay and bring it back to the Planning Commission for approval next month.

- Motion to recommend moving of draft data center ordinance amendment to the Board of Supervisors as Ordinance 2025-02

Chairman Pistor requested a motion to table the draft data center ordinance amendment to the Board of Supervisors due to the additional work needed from counsel and staff.

It was moved by Ms. Weaver seconded by Chairman Pistor to table the request as stated above. The motion carried unanimously

**NEW BUSINESS - None**

**ANY OTHER MATTER**

Mr. Brady said that 2 plans were submitted and due to the MPC and the changes made to the SALDO the plans have come in ahead of tonight's meeting so the timetable for those will start tomorrow morning. Therefore, the Planning Commission will need to recognize them as filed at the next regular Planning Commission meeting. He said he has received an indefinite agreement extension for one and is waiting for the other to come back.

- Acknowledge filing of PC25-02 Final Lot Add-on for Kopp  
Due to submission deadlines and review times the plan was not ready for review at this meeting and will be presented at the 4/14/25 PC meeting. MPC timetable begins at the next meeting being this meeting (3/17/25)
- Acknowledge filing of PC25-03 Final Lot Add-on for Seachrist  
Due to submission deadlines and review times the plan was not ready for review at this meeting and will be presented at the 4/14/25 PC meeting. MPC timetable begins at the next meeting being this meeting (3/17/25)

**ADJOURNMENT:**

There being no further business to bring before the Board, a motion by Ms. Weaver seconded by Mr. Swartz the meeting was adjourned at 8:10pm

Signature on file

Adam Kopp – Secretary