

LONDONDERRY TOWNSHIP PLANNING COMMISSION

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REGULAR MEETING MINUTES MEETING DATE: April 14, 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 Basehore called the meeting to order at 6:08 pm

Roll Call/Members Present:

Patience Basehore (Chair)
Adam Kopp (Secretary)
Richard Swartz (Alternate)
Bob Pistor (Vice-Chair) Arrived at 6:15 pm

Absent Members:

Irvin Turpin (Member)
Deb Weaver (Member)

Also Present:

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

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 March 17, 2025 Planning Commission Meeting.

It was moved by Mr. Swartz seconded by Mr. Kopp that the Board approve the March 17, 2025 Planning Commission minutes as presented to the Board. The motion carried unanimously.

New Business:

- **PC25-03 Seachrist Lot Add-on Plan**

Joe Burget, from Burget & Associates Inc., proposed a plan to consolidate two existing lots into one lot on Meadow Lane for Nancy and Richard Seachrist. He said HRG, Township Staff and Dauphin County Planning Commission comments have been reviewed and are very minor in nature. Mr. Burget reviewed the comments with the Planning Commission.

Mr. Brady stated when the original plan was submitted there were no modifications requested. He said he has not seen any revisions to the plan, nor has he seen a sewer planning modular if one exists. Mr. Brady suggested the plan be tabled due to the outstanding comments.

The Board unanimously agreed to table the Seachrist lot add-on final plan due to the number of outstanding comments.

****Vice-Chair, Bob Pistor arrived at the meeting at 6:15pm after the Seachrist plan was discussed and recommended to be tabled. ****

- **PC25-02 Kopp Lot Add-on Final Plan**

Chairman Adam Kopp recused himself from this plan due him being the property owner of this plan.

Doug Herr, from Hershey & Land Surveyors, stated he is here on behalf of the Kopp family. He said the Kopp property is located at Colebrook and Schoolhouse Road. There are 2 properties, lot #1 being 73 acres, and lot #2 being 5 acres.

Mr. Herr stated the Kopp family is looking to reduce lot #2 to 3 acres and add the 3 acres to the 73-acre lot. Mr. Herr stated there are minor administrative comments that need corrected on the plan, and he is asking for 2 deferrals, 1 waiver and the approval of the plan.

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

Mr. Swartz made the motion to approve the waiver from Section 22-303.1 Minor Subdivision Application for submission of preliminary plan seconded by Mr. Pistor. The motion carried unanimously.

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

Mr. Swartz made the motion to approve the deferral from Section 22-506 Curbs and Gutters seconded by Chairwoman Basehore. The motion carried unanimously.

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

Mr. Swartz made the motion to approve the deferral from Section 22-507 Sidewalks. seconded by Mr. Pistor. The motion carried unanimously.

- Motion to recommend approval of PC25-02 Kopp Final Lot Add-On Plan conditioned on adding the requested waiver and correcting signature blocks on plan sheet 1 and approval of the sewage planning module by the SEO

Mr. Swartz made the motion to approve PC25-02 Kopp Final Lot Add-On Plan conditioned on adding the requested waiver and correcting signature blocks on plan sheet 1 and approval of the sewage planning module by the SEO seconded by Mr. Pistor. The motion carried unanimously.

Old Business:

Data Center Presentation/Zoning Ordinance Amendment

Mr. Brady presented the Board with information regarding the revisions to the Data Center Overlay. He discussed the changes that have been recommended including maximum sound levels, lighting, data center definition, defining the audible and visual screening, buffering and setbacks.

There was a discussion regarding the changes.

Mr. Brady said the next step would be to choose which map would be used for the data center overlay. He said that the Hershey Soccer Club is requesting to be included in the overlay. Mr. Brady provided two maps, Map A includes HSC and Map B, which does not include HSC. Mr. Brady also reviewed the areas in the Township affected by the data center overlay.

There was a discussion regarding the areas included on the maps, agricultural lands, conditional use and commercial areas.

Anthony Potter, President and Attorney of the Board for the Hershey Soccer Club (owners of the former Par-Line Golf Course), spoke regarding the desire to have the land included in the data center overlay map. He said the front areas of the parcel are listed as C-2 and directly behind that is Agricultural. Mr. Potter said the parcel is in the Agricultural Overlay District. He said he has submitted a text amendment for the soccer use of the land to the Board of Supervisors to forward to the Planning Commission. The Planning Commission will then contemplate what HSC has defined as an active recreational use. Mr. Potter stated they are pursuing both data center and sports use simultaneously.

Mr. Potter stated there are two powerlines owned by MET ED served by separate substations, directly down the center of the parcel. The land is also bisected by a regional fiber optic line owned by AT&T. Therefore, a data center is the best and highest use of the parcel. He is requesting to have the parcel included in the Data Center overlay.

There was a discussion regarding active recreation, the low transportation impact of a data center, designated growth areas of the and the Townships Comp Plan.

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

Chairwoman Basehore requested a motion to recommend moving the draft data center ordinance amendment to the Board of Supervisors as Ordinance 2025-02. It was motioned by Mr. Pistor and seconded by Mr. Swartz. The motion carried unanimously.

Mr. Pistor recommended approval of draft Map A (includes HSC) to be sent to the Board of Supervisors seconded by Mr. Swartz. Board voted: 2-2.

Chairwoman Basehore recommended approval of draft Map B (without HSC) to be sent to the Board of Supervisors seconded by Mr. Kopp. Board voted: 2-2.

ANY OTHER MATTER

Mr. Brady stated that the Township and HRG have received the Pine Manor mobile home park expansion Plan and it will be presented at the next meeting.

ADJOURMENT:

There being no further business to bring before the Board, a motion by Chairwoman Basehore seconded by Mr. Kopp. The meeting was adjourned at 6:52 pm.

Signature on file

Adam Kopp – Secretary