

LONDONDERRY TOWNSHIP PLANNING COMMISSION

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REGULAR MEETING MINUTES MEETING DATE: May 12, 2025

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Tuesday, May 12, 2025, at the Londonderry Township Building, 783 S Geyers Church Rd, Middletown PA 17057.

Call to Order:

Supervisor Pistor called the meeting to order at 6:08 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)
Mike Wood (HRG – Township Engineer)

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

REGULAR MEETING

CITIZENS INPUT ON AGENDA ITEMS: None

APPROVAL OF MINUTES:

Supervisor Pistor requested approval from the Board to accept the minutes of the April 14, 2025 Planning Commission Meeting.

It was moved by Mr. Swartz and seconded by Mr. Kopp that the Board approve the April 14, 2025 Board of Supervisor Meeting Minutes. The motion carried unanimously.

Old Business:

- PC25-03 Seachrist Lot Add-on Plan

Ben Kirk, from Burget & Associates Inc., stated that last month the proposed plan for Rich and Nancy Seachrist to consolidate two lots into one on Meadow Lane was tabled due to the outstanding comments. He said all of the comments have now been addressed and are satisfied.

There was a discussion regarding a sewage planning module plan and the requirements from DEP.

Mr. Brady recommended approving the plan on resolution of the sewage facilities planning requirements as listed by DEP.

- 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. Turpin and seconded by Mr. Kopp 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

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

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

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

- Motion to recommend approval of PC25-03 Seachrist Final Lot Add-On Plan conditioned on resolution of the sewage facilities planning requirements as listed by DEP

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

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

Brent Bingham, K&W Engineers representing GSP Management (Pine Manor Mobile Home Park) stated this plan was brought to the Planning Commission about a year ago. He said he has received comments from HRG and the Township regarding the Parks expansion of 28 units.

There was a discussion regarding what state the park is in now, the demolition of old empty trailers, sewer and public water connection and the floodplain. Also discussed were the requirements of recreation space regarding the ordinance, passive recreation and the 2 access points into Pine Manor.

Mr. Pistor recommended tabling of Preliminary/Final Land Development Plan for Pine Manor Mobile Home Park Expansion due to the number of outstanding comments.

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

New Business:

- Presentation and discussion on proposed zoning text amendment from Hershey Soccer Club

Anthony Potter, President of the Hershey Soccer Club, owners of the formal Par-line Golf Course, stated he is looking to add a text amendment to the Agriculture Overlay District for the parcel. He said the parcel is 184 acres with an extra 12 acres added recently due to the Hershey Soccer Club purchasing the Naaman Center.

Mr. Potter stated he is proposing to add a text amendment to the Agriculture Overlay District using the term “Active Recreational Facility” that would include indoor and outdoor recreation. He said the primary uses of the parcel would be to have rectangular fields for soccer, lacrosse and field hockey, indoor and outdoor facilities

with turf and natural grass. Also included would be walking and jogging trails, exercise areas for parents and for community use.

There was a discussion regarding what is actually needed by the Hershey Soccer Club, the 2 access points to the parcel, the number of tournaments that would be done per year, the data center ordinance, the role of the Planning Commission Board on how to move forward with modifying the existing agricultural district, other uses that would pertain to the soccer club such as admin offices, banquet use, club house and a locker facility. Also discussed were conditional uses and how the amendment should be organized and written. Further discussion of the text amendment will be at a future meeting.

ANY OTHER MATTER

- Acknowledged filing of PC25-04 Leininger Final Minor Subdivision Plan

ADJOURNMENT:

There being no further business to bring before the Board, a motion by Ms. Weaver seconded by Mr. Kopp, the meeting was adjourned at 7:35 pm.

Signature on file

Adam Kopp – Secretary