

LONDONDERRY TOWNSHIP PLANNING COMMISSION

783 S. Geyers Church Road • Middletown, PA 17057
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REGULAR MEETING MINUTES

MEETING DATE: June 9, 2025

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Tuesday, June 9, 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 6:00 pm

Roll Call/Members Present:

Patience Basehore (Chair)
Bob Pistor (Vice-Chair)
Irvin Turpin (Member)
Deb Weaver (Member)
Richard Swartz (Alternate)

Absent Members:

Adam Kopp (Secretary)

Also Present:

Jim Diamond (Township Solicitor, Eckert Seamans)
Duane Brady Jr (Township Zoning/Codes Officer)
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:

Chairwoman Basehore requested approval from the Board to accept the minutes of the May 12, 2025 Planning Commission Meeting.

It was moved by Mr. Swartz and seconded by Mr. Turpin that the Board approve the May 12, 2025 Board of Supervisor Meeting Minutes. The motion carried unanimously.

New Business:

Mr. Brady stated the Township is offering pre-pc meetings with applicants so that comments about the plans could be addressed prior to the PC Meetings.

- **PC25-04 Leininger Final Minor Subdivision Plan**

Bob Riley, Engineer from Williams Site Civil, LLC is representing the Leininger family for their minor subdivision plan. He said the Leininger's are requesting to subdivide their land at 4030 Beagle Road into two lots. One would be for a single-family home and the other for crop fields. The almost 13-acre lot would be subdivided with one acre for the family home and the remaining 11.79 acres used for crop fields.

Mr. Brady stated all comments have been addressed. The only outstanding items are the signatures from the SEO and the Township.

Mr. Wood, Township Engineer from HRG stated there was one technical and administration comment that has been addressed and is confident to move the plan forward.

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

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

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

- Motion to recommend approval of PC25-04 Leininger Final Minor Subdivision Plan conditioned on approval of a non-building waiver with the SEO

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

- **PC25-05 Ziat Final Minor Subdivision Plan**

Doug Herr, from Hershey Land Surveyors, stated he is here on behalf of the Ziat family who own land on south side of East Harrisburg Pike just west of Deodate Road. He said the parcel is located in both the Agriculture Zoning district and the C-2 commercial zoning district. The parcel currently contains a dwelling and a commercial building for which the Ziats previously operated a business. The commercial property has no connection to public water or sewer, however, the residence is served by public water and sewer. Mr. Herr stated the property is just over 6 acres and the proposed plan is to subdivide into two separate properties. He said the proposed Lot 1 will be about 2 ½ acres consisting of the residential dwelling and Lot 2 will be about 3 ½ acres which will contain the commercial building and gravel parking area. There is only one access to the property that runs between the two proposed lots. He said PennDOT suggested to have a shared driveway with only one access.

Review letters from the Dauphin County, the Township Engineer and the Township Zoning Officer, and that most comments have been addressed. The only outstanding concerns were the capability for public sewer and water connections to the commercial building.

He said they are currently asking for a deferral of the curbs and gutters, sidewalks and a waiver of the preliminary plan.

Jim Diamond, Township Solicitor stated the Township would require a recorded easement which could not be terminated without the recorded consent from the Township as a condition for approval.

There was a discussion regarding the two properties, whether the commercial property is active and the parking on the commercial lot.

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

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

- 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. Pistor to approve the request as stated above. The motion carried unanimously.

- Motion to recommend approval of PC25-05 Ziat Final Minor Subdivision Plan conditioned on recording of an easement agreement for shared access driveway subject to the approval of the Township Solicitor.

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

- **PC25-06 Iron Cygnus Properties LLC Lot Add-on Final Plan**

Mark Romeo from Romeo Land Surveying Inc, representing Jim and Deb Long owners of 90 South Geyer's Church Road and 2533 Foxianna Road. The proposed

plan is to consolidate the two parcels into one parcel. He said there will be no construction, development or earth disturbance with this plan.

There was a discussion regarding Dauphin County, HRG and the Township's comments, access points, Commercial & Residential Zoning, on lot septic facilities private well, and wetlands.

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

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

- 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. Swartz and seconded by Ms. Weaver to approve the request as stated above. The motion carried unanimously.

- Motion to recommend approval of PC25-06 Iron Cygnus Properties LLC Lot Add-on Final Plan conditioned on the correction of property owners name, addition of land hooks to be added to the lot line to be removed, approval of a sewage planning module with the SEO and the setback dimensions on Foxianna Road.

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

Old Business:

- Preliminary/Final Land Development Plan for Pine Manor Mobile Home Park Expansion – no presentation, will be returning in July

Mr. Brady stated he and HRG met with the design team from Pine Manor regarding comments from last month. He said they are making some plan revisions; the most outstanding comments are for the floodplain which they are waiting for guidance from PEMA.

- Zoning Ordinance Amendment, Hershey Soccer Club – no presentation, will be returning in July

Mr. Brady stated Hershey Soccer Club will be back next month due to some work to be done.

There was a discussion regarding multiple uses, recreational use, accessories uses and the language in the Agriculture District. Also discussed were the letters sent out to the Township residents.

ANY OTHER MATTER

ADJOURMENT:

There being no further business to bring before the Board, a motion by Ms. Weaver seconded by Chairwoman Basehore, the meeting was adjourned at 7:17 pm.

Signature on file

Adam Kopp – Secretary