

LONDONDERRY TOWNSHIP PLANNING COMMISSION

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REGULAR MEETING MINUTES MEETING DATE: July 14, 2025

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, July 14, 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 6:12 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)
Michelle Phillips (Executive Secretary)

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 June 9, 2025 Planning Commission Meeting.

It was moved by Mr. Turpin and seconded by Ms. Weaver that the Board approve the June 9, 2025 minutes. Mr. Pistor abstained from the vote. The motion carried 4-0.

NEW BUSINESS:

- Discussion and possible appointment of an Assistant Secretary.

Mr. Brady discussed with the Board the possibility of having an Assistant Secretary due to Mr. Kopp the Secretary not being able to sign meeting minutes that include his own plans being brought to the Planning Commission Board.

It was agreed by the Board to have an Assistant Secretary for situations like this.

Chairwoman Basehore asked for nominations for the Assistant Secretary position and Ms. Weaver stated she would do it.

It was moved by Mr. Swartz and seconded by Mr. Pistor to approve Deb Weaver fulfill the Assistant Secretary role. The motion carried 4-0, with Ms. Weaver abstaining.

OLD BUSINESS:

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

Jeff Shyk, from K&W Engineers LLC, who is representing GSP Management (Pine Manor Mobile Home Park) stated the plan is to expand the park with 28 new lots and manufactured homes. He said the existing Pine Manor M.H.P is served by private water and sewer connections but once the expansion is complete the site will be serviced by Public Water and Sewer connection. Mr. Shyk added DTMA is currently working with the owners to have public water and sewer connections made. He said the new expansion would be connected by Misty and Rose Street and that the owners of the park would like to start construction as soon as possible.

There was a discussion regarding the existing private sewer system, public water & sewer connections, water quality, floodplains, map revisions and what conditions should be added to the final plan.

- Motion to recommend approval of requested waiver from Section 22-304 Preliminary Plat Procedures for submission of a preliminary plan.

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

- Motion to recommend approval of requested waiver from Section 28-305.8 (Formerly 26-112.A) Stormwater Management Facilities Standards and Methodologies for emergency spillway requirements.

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 the Preliminary/Final Land Development Plan for Pine Manor Mobile Home Park Expansion conditioned on current will serve letters from PA American Water and Derry Township Municipal Authority being provided and that public water and sewer connections be completed to the existing Pine Manor Mobile Home Park.

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

- Discussion on Zoning Ordinance Amendment, Hershey Soccer Club.

Mr. Brady stated the Hershey Soccer Club was not able to attend and that he continues to work with them regarding accessory and primary use of there land.

There was a discussion regarding a potential traffic study due to the volume amount of traffic volumes that would occur during activity to the area, outdoor recreation and general requirements.

ANY OTHER MATTER

Mr. Brady advised the Board that Alexa Korber, from Tri-Community Planning Commission will be replaced with Rebecca Wenschhoff in the next few months due to staff changes.

ADJOURMENT:

There being no further business to bring before the Board, a motion by Chairwoman Basehore seconded by Ms. Weaver, the meeting was adjourned at 7:24 pm.

Signature on file

Deb Weaver – Assistant Secretary