

LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS
Work Session Meeting
April 20, 2021
7:00 P.M.

The Londonderry Township Board of Supervisors held their regularly scheduled work session meeting on Tuesday, April 20, 2021 via Zoom Telecommunications.

Call to Order: The meeting was called to order by Board Chair, Mr. Bart Shellenhamer.

Salute the Flag

Attendance Role Call: Anna Dale, Member
Mel Hershey, Member
Ron Kopp, Vice-Chair

Absent: Mike Geyer, Member

Present: Steve Letavic, Township Manager
Jeff Burkhart, Code/Zoning Officer
Jim Diamond, Solicitor

Attendees: Mr. and Mrs. Walters – residents
Trent DeArmont, Owner Indian Rock Property
Todd Smeigh, DC Gohn Associates

Citizens Input: None

Approval of Minutes - April 5, 2021 Londonderry Township Regular Meeting

Ms. Dale motioned to approved the April 5, 2021 Regular Meeting Minutes. Seconded by Mr. Kopp.

Call for Discussion: None

All in favor. Minutes approved.

Manager's Report – Steve Letavic

Mr. Letavic recommended to the Board for consideration of approval of the enactment of a proposed Ordinance 2021-06 which amends the Code of Township Ordinances, Chapter 10 (Heath and Safety) to add Part 2 (Public Safety Radio Amplification Systems). The ordinance is relative to amplification systems inside large buildings. This ordinance requires a more intense system to hear when responding in an event of an emergency.

Mr. Shellenhamer, the Township Fire Chief commended Susan Yocum, solicitor for her assistance with the ordinance and a job well done. He noted it was a great step providing a system for communicating with the responders in large buildings. Ms. Yocum noted the importance of the ordinance especially with all the developments going in the C2 district. The Ordinance 2021-06 did not require a Public Hearing. It was open to the citizens for comment. The ordinance was printed in the Patriot News on April 8th along with the summary of the Ordinance 2021-06.

Mr. Hershey motioned to approve Ordinance 2021-06. Seconded by Ms. Dale.

Call for Discussion: A brief discussion was held on the requirements of the implementation of the ordinance and the status of the buildings already in the Township. Mr. Shellenhamer noted the ordinance should be adopted to existing buildings as well as new buildings. Ms. Yocum noted the ordinance applies to initially new buildings constructed greater than 32,000 square feet, to existing buildings with alterations or modifications exceeding 50 percent of the value of the existing building, and also existing buildings expanding the useable floor areas greater than 50 percent. These requirements will be triggers for testing to determine if amplification is required.

All in favor. Motion carried.

Codes & Zoning – Jeff Burkhart

Request for OLSDS Relief – 4455 Woodcrest Drive

Mr. Burkhart presented to the Board for consideration of a request from Mr. and Mrs. Walters at 4455 Woodcrest Drive, Elizabethtown asking for relief under Chapter 18-115(4), OLSDS Pumping/Inspection Schedule. Mr. Burkhart recommended tabling the request until all the information is received by HRG with the upcoming sewer system.

Mr. Walters requested a waiver for his OLSDS pumping since his property is scheduled next year for public sewer. His reasons for the waiver are because there are only 2 people living in the home, no garbage disposal and they have followed their system which was properly maintained. Mr. and Mrs. Walters agreed to waive their right to a formal public hearing for this waiver.

Call for Discussion: Concerns were addressed about the timeline of the implementation of the sewer system and the number of residents hooking up to the system. Mr. Burkhart indicated a database is being created for those residents added to the sewer system and their names will be removed from the OLSDS. Mr. Kenworthy cautioned the Board that although the sewer and water system is on schedule, there is always the possibility that things could happen beyond anyone's control which could delay the project. Mr. Diamond suggested a limited time could be placed on Mr. and Mrs. Walters' waiver in case of a major delay. The Board agreed that no letter or email is required to be submitted by Mr. and Mrs. Walters for the waiver of the Public Hearing, and documentation in the minutes is sufficient for the agreement to no formal hearing.

Ms. Dale motioned to consider a table for a decision of the waiver until the May meeting at which time further information may be provided. Seconded by Mr. Kopp.

Call for Discussion: None

All in favor. Motion carried.

Request for consideration of authorizing a Temporary/Partial closure of Roush Road

Mr. Burkhart presented a request to the Board for consideration of authorizing a temporary/partial closure of Roush Road for a 5K foot race to be held on May 22, 2021 at 3:00 p.m.

Call for Discussion: Mr. Shellenhamer noted it is considered a rolling run with a one-lane closure. This is the first annual run for the home school coop (CHESS) and they are unsure of how many participants will attend. No walkers are permitted at this time. The Fire Police are aware and are cooperating with the run. Medical assistance will be provided. Michelle Myers, coordinator has been in touch with the State Police.

Mr. Kopp motioned to approve the 5-K run. Seconded by Ms. Dale.

Call for Discussion: None

All in favor. Motion carried.

Presentation of request for consideration of rezoning portions of property owned by Indian Rock Properties located at 4197 and 4189 E Harrisburg Pike

Mr. Smeigh presented exhibits on the computer screen to the Board for consideration of rezoning a portion of Indian Rock Properties. A Planning Commission meeting in regards to the rezoning was held last year. A brief overview was introduced. The property had three tracts displayed and are on one deed. Mr. DeArmont would like to clean up the zoning lines and follow the overall property described in one deed which includes all three tracts. Mr. DeArmont would like to have rezoning of 3.72 acres to C-2 to align with the other zoning. Mr. DeArmont would like to rebuild the barn and include a parking lot for employees. A permit was submitted to rebuild the barn to the Township at which time it was suggested rezoning and cleaning up the properties prior to further development.

Call for Discussion: Mr. Diamond, solicitor, questioned if there was a subdivision plan to consolidate the three parcels. Mr. DeArmont, indicated the previous owner was supposed to deed them all in common and it wasn't done which was his goal. Mr. Burkhart noted an add-on plan was submitted by the previous owner and then the other property was purchased by the owner and it was not done in accordance with a land development plan. Mr. Kopp addressed concerns of the residential home and mobile home park. Mr. Hershey commented on the buildings already on the property with concerns about the floodplain, the impaired stream, storm water run-off, and setbacks. Mr. Letavic questioned concerns of impervious coverage on the lot. Mr. Letavic expressed concerns of taking large tracts of ground and stripping them with the intensity of C2 usage. Mr. Kopp expressed his concerns for long-term effects in the future possibilities with the rezoning. Mr. Shellenhamer was in favor and noted Mr. DeArmont would need to comply by the C2 development and honor the buffering and setbacks. He further noted it would be helpful for the codes officer in reviewing one plan versus three.

The Board is in agreement that they would like to see more information to include a conceptual land development plan addressing setbacks, floodplains, buffers with the possibility of trees, and storm water management including the possibility of using materials to assist with storm water management such as a permeable parking lot.

Mr. DeArment shared his computer screen with a preliminary concept exhibiting the floodplain with two stormwater facilities. Ms. Dale noted that having conceptual plans allows the Board to understand the process. The Board wants to partner with residents and businesses, versus having an adversarial relationship. The information allows the Board to take the information and consider how it impacts other residential areas as well as assist the Board looking at the comprehensive plan and other things the Board has to make decisions on. Mr. Letavic noted having the information prior to the meeting would have been more helpful, and would allow the Board to have some idea of the vision for the property. Changing the zoning line has the greatest impact on a lot. The Township wants to be a good partner to Mr. DeArment as well as the residents, and the more information provided will give the Township the ability to work with them. Mr. DeArment offered to submit a conceptual plan to the future Board of Supervisor Work Session meeting possibly in May or June.

New Business - None

Old Business - None

Adjournment

Ms. Dale motioned to adjourn the meeting. Seconded by Mr. Hershey.
All in favor. Meeting adjourned 8:20 p.m.



Secretary/db