

**LONDONDERRY TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**August 16, 2021**  
**7:00 p.m.**

The Londonderry Township Planning Commission held their regular monthly meeting on Monday, August 16, 2021 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

**Call to Order:** Ms. Basehore, Vice-Board Chairperson called the regular scheduled meeting to order at 7:00 p.m.

**RE-ORGANIZATION:**

**Temporary Chairperson**

Vice Chairperson, Ms. Basehore called for nomination of a Temporary Chairperson due to the resignation of Bruce Grossman, previous Chairperson. Ms. Stoner nominated Ms. Basehore as Temporary Chairperson. Seconded by Mr. Turpin.

**Call for Discussion:** None

All in favor. Motion approved.

**Chairperson**

Mr. Turpin, nominated Ms. Stoner as Chairperson. Seconded by Ms. Basehore.

**Call for Discussion:** None

All in favor.

Motion approved.

**Vice-Chairperson**

Ms. Stoner, Chairperson nominated Ms. Basehore as Vice-Chairman. Mr. Turpin seconded the motion.

**Call for Discussion:** None

All in favor.

Motion approved.

**Secretary**

Mr. Turpin nominated Mr.Kopp as secretary. Seconded by Ms. Basehore.

**Call for Discussion:** None.

All in favor.

Motion approved.

**REGULAR MEETING:**

**Citizens Input - None**

Present: Carolyn Stoner, Chairperson  
Patience Basehore, Vice-Chairperson  
Irv Turpin, Member  
Adam Kopp, Secretary

Attendees: Jeff Burkhart, Zoning Officer  
Jim Diamond, Solicitor  
Mike Wood, HRG  
Randy Wright, Hanover Engineering  
Joe and Johanna Fitzpatrick  
Charles Courtney, McNeese, Wallace &  
Nurick

**Citizens Input**

**Approval of Minutes – June 21, 2021 Minutes**

Ms. Stoner motioned to approve the June 21, 2021 minutes as presented. Seconded by Ms. Basehore.

**Call for Discussion:** None

Minutes approved.

**Zoning/Codes – Jeff Burkhart**

Mr. Burkhart introduced Mr. Courtney with McNeese, Wallace & Nurick and Randy Wright, Hanover Engineering at which time they requested for a conditional use review and recommendation to the Board of Supervisors for the Dennis E. Railing property, 4818 E. Harrisburg Pike.

Mr. Courtney and Mr. Wright presented plans for a conditional use for a single logistic building to be located at Dennis E. Railing property which is on the frontage of Rte. 230 and Hertzler Road approximately 2-1/2 miles from Tollhouse Road. The property is zoned as C2 Commercial with a development of approximately 20 acres. A single logistic building is proposed for an approximate 250-thousand square foot building with a height of 40 feet. There is one full movement access on E. Harrisburg Pike with a circular driveway around the building. The plans consist of 112 spaces for employee parking and 32 trailer spaces that comply with the Township Ordinance. The waterline is anticipated with a connection along the Rt 230 extension provided by PA American. PA American was notified and they are able to serve the site with public water. Public sewer is served by a pump station on Hertzler road which will ultimately go back to DTMA. A sewer capacity agreement was authorized and paid for with DTMA. LED lighting fixtures are at approximately 25 feet with full cutoff.

Landscaping plans were presented. A brief discussion was held on the landscaping of the berm and buffers included in the plan which need to comply with the Township Ordinance. Considerations will be made for additional tree planting to supplement the existing undergrowth. Ms. Stoner had concerns of lighting and landscaping beyond the berm and also requested clarification of truck spaces for parking. A retaining wall was discussed which would be approximately 200 feet in length. A plan is under review with sidewalk areas to be deferred. Twenty-five feet is to be dedicated for the street right away along Hertzler Road.

A gated emergency entrance from Hertzler Road was recommended by the Planning Commission. The Township engineers are also in favor. Mr. Wright noted there was ample opportunity to make an emergency access to the property.

An application was submitted to PennDot and the focus was on the entrance. A traffic impact study was prepared along Rte. 230 to approximately Hertzler Road and it was determined a left turn lane will be needed. Ms. Stoner noted concerns about safety for bicycle and walking lanes which will be considered in the land development plan.

Ms. Basehore motioned to recommend to the Board of Supervisors to consider approval of the conditional use for the Dennis E. Railing property subject to the following modifications listed: Seconded by Mr. Turpin.

- 1) Gated Emergency Access on Hertzler
- 2) Tree Berm from 230 to Eastern Side of the Corner of property
- 3) Evergreen Trees along Hertzler Road to Supplement Natural Shrub Line
- 4) Eliminate Light Visibility
- 5) Subject to HRG comments on Traffic

**Call for Discussion:** A question was posed on the use of the building. It was noted the building is single-loaded and would be used for distribution.

All in Favor. Motion approved.

**Discussion Items** – Mr. Burkhart noted the Board of Supervisors would like to have questions/concerns about the letter of interest for Planning Commission vacancy for BOS meeting in September.

### **Future Items – Comprehensive Plan Review**

Ms. Stoner requested professional services to assist with the comprehensive plan. Mr. Burkhart has two recommendations to offer the Planning Commission. Ms. Stoner noted the concerns about traffic and also concerns about development. Ms. Basehore noted primary concerns about the 230 Corridor.

### **C2 Zoning Ordinance - Amendment to the Agenda**

Ms. Stoner made a motion to amend the agenda to include discussion of the C2 Zoning Ordinance. Seconded by Ms. Basehore.

**Public Comments:** None

All in favor. Motion approved.

### **Recommendation C2 Zoning Ordinance Amendment**

Ms. Stoner recommended to the Board of Supervisors to request the solicitor propose a text amendment to the C2 Zoning Ordinance to prospectively remove the logistic centers and mini-warehouses as conditional uses. Seconded by Mr. Kopp.

**Call for Discussion:** None.

All in favor. Motion approved.

### **Adjournment**

Mr. Kopp motioned to adjourn the meeting. Seconded by Mr. Turpin.

All in favor. Meeting adjourned 8:29 p.m.

  
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Secretary/db