

**Londonderry Township Board of Supervisors  
WORK SESSION MINUTES  
LONDONDERRY TOWNSHIP OFFICE – MEETING ROOM  
August 16, 2022  
7:00 p.m.**

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[www.londonderrypa.org](http://www.londonderrypa.org)**

*As a courtesy to everyone, please turn off all cell phones and/or pagers, or adjust these or similar devices so that others cannot hear them. Calls received during a meeting, if answered, should be taken outside of the meeting room. Thank you.*

**Call to Order:** Board Chair, Ron Kopp called the Board of Supervisors Work Session to order at 7:00 p.m.

**Salute the Flag**

**Attendance / Members Present:** Ron Kopp, Chair  
Anna Dale, Vice-Chair  
Mike Geyer, Member  
Mel Hershey, Member

**Present:** Steve Letavic, Township Manager  
Andrew Kenworthy, Engineer  
Mark Stewart, Solicitor

**Absent:** Bart Shellenhamer, Member

**Attendees:** See attached list for Residents/Guests in attendance on August 16, 2022

**WORK SESSION**

**Citizens Input** -- None

**Manager's Report** – Steve Letavic

Mr. Letavic introduced Matt Crème, solicitor, and Nate Peppitone, owner of Wellington Developers, who attended the Work Session to advise the Board on the progress and future plans for the Lytle Farm Traditional Neighborhood Design Development. Mr. Crème stated that there are minor changes to the original plan:

- Updating the Architectural Pattern Book, and the Builder was selected
- A more detailed topographic survey that will impact current street alignments, including the possibility of moving the gas lines to another location; the possibility is currently under discussion with UGI
- Possible Environmental Inclusions with 7 acres for a Legacy Sediment Program and Wetland Bank for mitigation on 38 acres
- The plan still includes continuing care, memory care and health care facilities with physician offices. Mr. Crème advised the Board that there will also be a complete continuum of housing options to provide an aging in place opportunity.

Mr. Crème stated that the plan is to return next month with a close to completed design for the land development process.

Mr. Peppitone further apprised the Board that within the housing areas, the intent now is to group the buildings/homes into age related sections, including single family homes, condominiums and multi-story buildings.

Mr. Kopp stated that one item the Board was most interested in keeping among the progression of the development is the inclusion of a town center to enhance the traditional neighborhood design.

Mr. Stewart reminded the Board that substantive changes that are beyond minor tweaks may require review by the Board of Supervisors relative to previously approved conditions of use.

Ms. Dale reinforced Mr. Kopp's comments concerning not losing the community emphasis of a town center was important to the Board.

Mr. Hershey stated that he hopes the housing portion of the development does not become box community. Mr. Peppitone responded that he would bring examples to a future Board meeting.

In response to a conversation concerning comparing the original proposal and the probable changes, Mr. Letavic assured the Board that he would work with Mr. Stewart and Mr. Kenworthy to review the originally presented components to the current plan with the proposed changes and report back to the Board.

Mr. Kopp noted that this will be a long-term process between the Board and Mr. Peppitone and his consultants to ensure that the project will be an asset to the Township.

In conclusion, Mr. Letavic reminded the Board to reach out to Mr. Kenworthy or himself with any questions or concerns.

**New Business** – None

**Old Business** – None

**Executive Session** – None

*"THE BOARD OF SUPERVISORS RESERVES THE RIGHT PURSUANT TO ACT 84 OF 1986 AS AMENDED TO HOLD EXECUTIVE SESSIONS BETWEEN THE TIMES OF THE BOARD'S OPEN MEETING FOR ANY PURPOSE AUTHORIZED BY STATUTE"*

**Adjournment**

Mr. Hershey motioned to adjourn the meeting. Seconded by Ms. Dale. All in favor. Meeting adjourned at 8:07 p.m.

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Secretary/fr