

**LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
August 15, 2022
7:00 p.m.**

The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, August 15, 2022 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

Call to Order: Patience Basehore, Vice-Chairperson, called the meeting to order at 7:00 p.m.

Attendance: Rob Pistor, Member
Irv Turpin, Member
Jeff Burkhart, Codes Officer
Jim Diamond, Esquire
Mike Wood, HRG
Ed Kazlauskas, Codes

Absent: Carolyn Stoner, Chairperson
Adam Kopp, Secretary

Attendees: Jeff Shyk, RLA, K&W, LLC

REGULAR MEETING:

Citizens Input - None

Approval of Minutes –

Mr. Pistor motioned to approve the June 20, 2022 minutes. Seconded by Mr. Turpin.

Call for Discussion: None

All in favor. Minutes approved.

Zoning/Codes – Jeff Burkhart

Land Development Plan for Expansion of Pine Manor Manufactured Home Park

Mr. Burkhart introduced Jeff Shyk, RLA from K&W Engineers who was representing Pine Manor LLC/GSP Management. Mr. Shyk introduced an initial view to the Planning Commission of a Land Development Plan for Expansion of Pine Manor Manufactured Home Park. The “official review” is forthcoming with support of Township Engineer and Tri-County Planning Commission comments.

Mr. Shyk presented the land development plan which indicated an additional 28 units to be added to the East end of the existing Pine Manor Mobile Home Park. Public sewer and public water are to be added. The sewer is in the works through DTMA. GSP is currently working with PA American Water. One single meter will be used for the existing park and the new units will have individual meters. Mr. Shyk is working through the permitting process regarding sewer, pump station, conservation district, and DEP in regards to wetlands. Mr. Shyk further indicated that he believed the pump to be private, but will confirm that with management.

A question was posed about sewer service for the mobile home park. Mr. Burkhart noted the existing mobile home park sewer was accounted for in the sanitary expansion plan and that DEP is very concerned about the mobile home park sewer. Another question was presented about the wetlands. Mr. Shyk noted they are mitigating wetlands by adding them back in and a retaining wall is being added. According to Mr. Shyk, culverts and walls are utilized to help with the mitigation. Mr. Shyk commented that during the planning, the park had to reduce the number of units and a small drive to retain the trees and wetlands. A walkway is planned to be created to get to proposed park area. Mr. Burkhart commented on recreation facilities needing to be added to the parks. Ms. Dykman, MS-4 indicated she had a project in mind if proposing a contribution in lieu of adding facilities, and plans to offer her suggestions to the Planning Commission. In addition, Ms. Dykman had concerns about the impaired streams and noted Cedar Manor have not kept up the best management practices. Ms. Dykman also had concerns about the trees removed in the plan and would like to see replacement trees and meadow areas. Furthermore, Ms. Dykman mentioned runoff in the tributary to Lynch Run which flows into Conewago Creek. The Londonderry Township is undertaking a huge restoration project which involves the Conewago Creek and extreme caution needs to be taken. A question had been asked if the plan was consistent with the comprehensive plan. Mr. Burkhart noted the plan includes the mobile home park development. A waiver for a preliminary plat is not feasible based on the extensiveness of the plan which displays new streets.

Zoning/Codes -Ed Kazlauskas

Review suggested terms and specifications for adopting new regulations for mini-warehouses as a conditional use within the C-2 Commercial Zoning District.

Mr. Kazlauskas presented a draft copy of the mini-warehouse ordinance for review by the Planning Commission and stated that due to the growth in the Township, the possibility of future mini-warehouses is feasible and the Township wants to be proactive by developing and presenting to the Planning Commission and Board of Supervisors an ordinance that allows for regulated growth that meets the needs of all residents in the Township.

Mr. Kazlauskas offered a definition of a mini-warehouse / self-storage facility to mean a commercial use in which an enclosed building or group of buildings not more than one story in height located within a secured controlled access area is used by individuals for the dead storage of tangible personal property.

Photos of different types of mini-warehouses in nearby Municipalities were shown and four basic categories were highlighted such as parking, screening, signage and lighting followed by a further detailed discussion on these requirements, classes and types of vehicle designation, lot sizes, sizes of storage units, landscape screenings and buffers, signage requirements, heights of the building, setbacks from adjoining residential uses and properties, access driveway width, climate-controlled storage and security systems.

It was noted that suggestions and comments offered by the Planning Commission members would be reviewed and presented at the next scheduled meeting.

Future Items – Comprehensive Plan

Adjournment

Mr. Turpin motioned to adjourn the meeting, Seconded by Mr. Pistor.

Call for discussion: None

All in favor. Meeting adjourned 8:59 p.m.



Secretary/db