

LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
December 20, 2021
7:00 p.m.

The Londonderry Township Planning Commission held their regular monthly meeting on Monday, December 20, 2021 at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

Call to Order: Ms. Stoner, Chairperson called the regular scheduled meeting to order at 7:00 p.m.

Attendance: Carolyn Stoner, Chairperson
Patience Basehore, Vice-Chairperson
Adam Kopp, Secretary
Robert Pistor, Member
Irv Turpin, Member
Jeff Burkhart, Codes Officer
Susan Yocum, Esquire
Mike Wood, HRG Engineer

Attendees: Randy Wright, Hanover Engineering
Thomas Reilly, Reilly Associate Engineers

Citizens Input: None

Approval of Minutes – October 18, 2021

Mr. Pistor motioned to approve the October 18, 2021 corrected minutes as presented.
Mr. Turpin seconded the motion.

Call for discussion: None.

All in favor. Motion approved.

Approval of Minutes – November 15, 2021

Ms. Basehore motioned to approve the November 15, 2021 minutes as presented.
Seconded by Mr. Pistor.

Call for discussion: None

All in favor. Motion approved.

Code/Zoning – Jeff Burkhart

Dennis Railing Land Development Plan – 4818 E. Harrisburg Pike

Mr. Burkhart reintroduced Mr. Randy Wright, Hanover Engineering, to present the changes for the proposed Land Development Plan for Dennis Railing property. Mr. Wright noted the church was the biggest item of the conditional use. Although the Township Ordinance did not require anything, it was agreed to treat the church as a residence; and therefore, had incorporated the same earth and berm along the church property. The landscaped berm would cover the open space and go back to the retention basin.

A discussion was held on the actual landscaping along the berm. Safety fencing, emergency access along Hertzler road, and gated security were added. HRG received the plans on December 16th and haven't had the opportunity to look at them. HRG anticipate going extensively over the stormwater due to the changes. A time extension was given to the Township until January 31st.

Ms. Stoner opened up the floor for questioning by the Planning Commission. A question was posed about the need for a title search. The search is not required as part of a boundary survey but more from a legal standpoint. Another question was posed about the proposed site lighting bonding exclusion. Mr. Wright stated it was clear that bonding wasn't needed. Ms. Stoner questioned if estimate was submitted and Mr. Wright responded that it was not yet. Ms. Basehore questioned the contribution made for public safety and its purpose. The amount was proportioned from the square footage of the other warehouse for use by the Township as deemed necessary. Ms. Stoner questioned the county comment about the roadway and trucks turning. PennDOT controls the design on Rte. 230 and also looked at the internal installation as well. Mr. Wright noted the graphic design of one lane going in and one lane coming out for a truck. The width was restricted and meets the minimum requirement of 24 feet which is required for two-way traffic. PennDOT approved the traffic impact study and are looking for minor refinements. HRG does have active comments on the submission of the traffic study which had been reviewed.

- **Recommendation to the Board of Supervisors Waiver for Submission Preliminary Plan**

Ms. Basehore motioned to recommend to the Board of Supervisors conditional approval of the requested waiver for submission of a Preliminary Plan (Chap 22, Sec 22-304) for the proposed Land Development Plan for Dennis Railing. Seconded by Mr. Turpin.

Call for Discussion: None

All in favor. Motion approved.

- **Recommendation to the Board of Supervisors Deferrals of Curbs and Gutters**

Ms. Basehore motioned to recommend to the Board of Supervisors approval of the deferrals (instead of the requested waivers) for installation of a Curbs and Gutter (Chap 22, Sec 22-506) for the proposed Land Development Plan for Dennis Railing. Seconded by Mr. Pistor.

Call for Discussion: A discussion was held on the possibility of the deferred sidewalks affecting the vegetative planting on North Hertzler Road which it does not.

All in favor. Motion approved.

Review and Submission of Comments to the Board of Supervisors of the Sketch Plan 2826 E. Harrisburg Pike

Thomas Reilly, Reilly Associates Engineer, presented a sketch plan for the renovation of the property located at 2826 E. Harrisburg Pike. The intent is for an added property with a drive thru. Discussion was held on the exit ramp which could be problematic when pulling out onto Tollhouse, especially with evening Amazon traffic. Mr. Reilly noted a traffic study is to be completed and reviewed with PennDOT for any necessary improvements and also to make sure it functions properly. Mr. Burkhart recommended an extended turning lane. A question was also posed on having enough space for the trucks and the circulation within the site and the fuel tanks. Mr. Reilly noted the facility would be improved and the size would meet the requirements of the ordinance. Further questioning was held on the ordinance requirements regarding the number of parking spaces available for full-time employees versus part-time employees and may need to be further addressed. Stormwater management is also a concern.

Future Items -Comprehensive Plan

Ms. Stoner noted one of the proposed Comprehensive Plan services would be completed in 90 days with quarterly meetings. The other service outlined 12 meetings and was more definitive. A question was raised if HRG's service is a fixed-rate contract. Ms. Stoner suggested acting on the comprehensive plan as soon as possible. The public survey was done which enables the Planning Commission to move forward with the plan.

Ms. Stoner recommended to the Board of Supervisors to consider the Urban Research and Development Proposal. Ms. Basehore seconded the motion based on the fact that she worked with them on the existing comprehensive plan in the past and they have an enormous amount of experience. The proposal is doing exactly what the Planning Commission is looking to have done. They are very responsive, easy to work with, very thorough, answer every question, come to every meeting and they specialize in that.

Call for Discussion: Concerns were made about rushing a decision prior to further review. Ms. Stoner noted a clearer vision was provided with the URDC proposal.

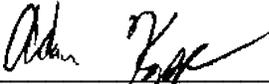
Four members voted in favor. One abstained. Motion approved.

Adjournment

Mr. Turpin motioned to adjourn the meeting. Seconded by Ms. Basehore.

Call for discussion: None

All in favor. Meeting adjourned 8:15 p.m.



Secretary/ds