

**LONDONDERRY TOWNSHIP PLANNING COMMISSION**  
**MEETING MINUTES**  
**February 22, 2022**  
**7:00 p.m.**

The Londonderry Township Planning Commission held their scheduled monthly meeting on Tuesday, February 22, 2022 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 7:02 p.m.

**Citizens Input:** None

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

**Absent:** Robert Pistor, Member

**Attendees:** Randy Wright, Hanover Engineering

**RE-ORGANIZATION:**

**CHAIRPERSON**

Previous Chair Ms. Stoner was appointed as Temporary Chair for Re-Organization. Ms. Stoner motioned to retain the previous/existing slate of officers. Mr. Kopp seconded the motion.

**Call for Discussion:** None

All in favor. Motion carried.

**Approval of Minutes – December 20, 2021**

Ms. Basehore motioned to approve the December 20,2021 Planning Commission minutes as presented. Seconded by Mr. Turpin.

All in favor. Minutes approved.

**Dennis Railing Land Development Plan, last revised Jan. 28, 2022 – 4818 E. Harrisburg Pike**

**Zoning/Codes – Jeff Burkhart**

Mr. Burkhart provided a brief introduction of the proposed warehouse land development plan for the Dennis Railing Land Development Plan that went through a conditional use hearing and was approved by the Board of Supervisors. Modifications were made to the plan in accordance with the approved conditional use. Included in the packet were HRG's first plan review dated January 5, 2022 and second revised plan review dated February 10, 2022 indicating all "technical comments" had been addressed. Waivers and deferrals were acted upon at a previous meeting of the Planning Commission.

Mr. Randy Wright, Hoover Engineering presented to the Planning Commission comments on the Dennis Railing Land Development Plan. Mr. Wright noted revisions to the storm water and additions to comply with conditional use items which were incorporated in the land development plan along with an accepted letter from HRG. Mr. Wright noted three major components of the project yet to be fully approved for the land development with the Township including DCCD and DEP, and PennDOT which are all in process. Mr. Wright opened the floor to the Planning Commission for additional comments and/or questions.

A discussion was held on the required agency approvals and their status. A sewage module exemption was previously submitted; and, there are also concerns of the status of the water, utility and sewer service. Sewage capacity was confirmed with DTMA and a sewage module exemption was submitted. Water and sewer lines are being worked on which are currently privately owned. The infrastructure from one end of the Township to the other is coming together with an anticipated date of June 2022. Inability to get materials are causing delays. DTMA are going through an expansion project intended to service more areas of the Township and are not approved yet. Mr. Railing has, however, already paid for a reservation for a sewer capacity which is presently being put in the ground. The logistics must be completed of having privately owned facilities installed and turned over to DTMA. Verification of water and sewer service will be required before the release of the plans. Also, PennDot must sign off or issue a highway occupancy permit for approval to make road connection of the driveway and/or anything that goes along with the permit, ie. right-hand turns, etc. Anticipated construction time-line may not be this year because DEP and DCCD must sign off on stormwater management which may take 4-6 months, and also PennDOT approval. Ground-breaking more than likely anticipated early 2023.

Ms. Basehore recommended to the Board of Supervisors the approval of the proposed Dennis Railing Land Development plan as presented pending approval of all the administrative items. Mr. Turpin seconded the motion.

**Call for Discussion:** None

All in favor. Motion carried.

**Future Items –**

**Comprehensive Plan Review**

Mr. Burkhart noted the Township has not accepted any proposal for services yet pending availability of funds which was not allocated in the 2022 operating budget. The possibility of county grant monies is currently being researched. A question was asked about the Planning Commission's second recommendation at the higher amount and if it is being considered. The recommendation is still a consideration depending on availability of funds. Mr. Burkhart noted the possibility of permit funds, if permissible, which may also be placed in the general funds for usage such as the comprehensive plan.

**Ordinances**

The updated change to the Zoning Ordinance 2021-08 recently passed and has established the Railing Land Development Plan to be the last warehouse approval in the Township permitted within the C-2 Zone. Ms. Stoner made a recommendation for a lighting ordinance. Mr. Burkhart commented on the need to review the ordinance revisions which were addressed pre-covid. The ordinances are being considered in addition to a new storm water management ordinance anticipated to change mid-year. MS-4 is also involved with the ordinances pertaining to storm water management. Ms. Dykman is currently working on something similar to a comp plan for park and recreation. There is not currently a park and rec committee at this time. Mr. Burkhart recommended to the Planning Commission to continue to bring up concerns about anything such as lighting which could be as simple as a text amendment to a previous ordinance.

**Fee in Lieu of Park and Rec**

Ms. Basehore addressed Ms. Yocum in regards to requiring developers from commercial and industrial projects to participate with fees in lieu of park and rec land dedication. Ms. Yocum noted an ordinance would be required and would be a lengthy process. Mr. Burkhart noted a traffic impact study may also be a consideration. Ms. Yocum noted the fees could be looked into. It was noted that South Londonderry Township had a similar fee.

**Potential Development of Gas Station (corner of Tollhouse)**

A question was addressed on the development of the gas station on the corner of Tollhouse Road and Route 230. Mr. Burkhart issued a permit to change the badging on the existing station and it was renamed. Surveying is taking place. Mr. Burkhart received phone calls in regards to questions pertaining to the canopies for fuel

islands. Mr. Burkhart informed owners that canopies are considered a structure when meeting the ordinance requirements. No revised plans for that site have been received at this time.

**Adjournment**

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

**Call for Discussion:** None

All in favor. Meeting adjourned 7:33 p.m.

  
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Secretary/db