

**LONDONDERRY TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING MINUTES**

January 16, 2024  
7:00 p.m.

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The Londonderry Township Planning Commission held their regularly scheduled monthly meeting on Monday, January 16, 2024, at the Londonderry Township Building, 783 S. Geyers Church Rd, Middletown, PA.

**Call to Order:** Bob Pistor called the meeting to order at 7:00 p.m.

**Roll Call/Members Present:**

Bob Pistor, Vice-Chair  
Deborah Weaver, Member  
Adam Kopp, Member  
Irvin Turpin, Member  
Ruth Jilka, Alternate

Patience Basehore was absent.

**Others Present:**

Solicitor Jim Diamond, Esq. Eckert Seamans  
Engineer Mike Wood, P.E., HRG  
Codes Officer, Duane Brady  
Jackie Wilbern, HRG

**Attendees:** See attached list for Residents/Guests in attendance

**Reorganization:**

Irvin Turpin made a motion to nominate Patience Basehore as Chairperson. The motion was seconded by Deborah Weaver and passed 5-0.

Irvin Turpin made a motion to nominate Bob Pistor as Vice-Chairperson. The motion was seconded by Deborah Weaver and passed 5-0.

Irvin Turpin made a motion to nominate Adam Kopp as Secretary. The motion was seconded by Deborah Weaver and passed 5-0.

**REGULAR MEETING:**

**Approval of Minutes – December 18, 2023**

Deborah Weaver made the motion to approve the December 18, 2023, minutes as presented. Irvin Turpin seconded the motion and there was no discussion. The motion was approved 4-0. Irvin Turpin abstained.

**Citizens Input:**

George Studenroth, 69 Autumnwood Drive – Inquired about procedure for submitting questions/comments regarding proposed Chapter 11 & 27 amendments.

Laura Little, 70 Autumnwood Drive – Inquired if comments could be emailed.

Solicitor Diamond advised that the Planning Commission recommended approval of the amendments and the Board of Supervisors authorized advertisement of the Ordinances to set a hearing date and initiate a review from the County. Questions can be raised at the Supervisors' meeting during public comment.

**Codes/Zoning:**

Preliminary/Final Subdivision Plan for Michael & Rachel E. Buggy

Tom Kimmel advised the Planning Commission that County and HRG comments have been addressed. Engineer Wood advised the plan was technically acceptable. Bob Pistor inquired about the proposed shared driveway and Solicitor Diamond advised Mr. Kimmel of the requirement for a separate recordable easement agreement recommending it be a condition of plan approval.

A motion was made by Deborah Weaver to recommend approval of the requested waiver from SALDO Section 22-304 – Submission of a Preliminary Plan. The motion was seconded by Ruth Jilka and there was no discussion. Motion carried 5-0.

A motion was made Adam Kopp to recommend approval of the requested waiver from SALDO Section 22-502 – Monuments and Markers in the steep sloped area along Newberry Road. The motion was seconded by Irvin Turpin and there was no discussion. Motion carried 5-0.

A motion was made by Irvin Turpin to recommend conditional approval of the plan, conditioned upon the comments of HRG's January 8, 2024 review letter being satisfactorily addressed and submission of a recordable easement agreement satisfactory to the Solicitor. The motion was seconded by Adam Kopp and there was no discussion. Motion carried 5-0.

Lot Add-On Final Plat for Curt R. Yocum & Nanci M. Samento-Yocum & Janet V. Yocum Living Trust

Doug Herr from Hershey Surveyors presented the plan, explaining the plan proposes to reconfigure the lot lines of four (4) separate parcels, combining two land-locked parcels into Lot 1 and changing the Southwestern boundary of Lot 2. Single-family dwellings exist on Lots 1 and 2, and no building is proposed. Testing with the Township's Sewage Enforcement Officer is scheduled to locate a septic replacement area for existing Lot 2, as it is being reduced in size.

A motion was made by Deborah Weaver to recommend approval of the requested waiver from SALDO Section 22-303.1 – Submission of a Preliminary Plan. The motion was seconded by Ruth Jilka and there was no discussion. Motion carried 5-0.

A motion was made by Adam Kopp to recommend approval of the requested deferral of SALDO Section 22-506 – Curbs and Gutters. The motion was seconded by Irvin Turpin and there was no discussion. Motion carried 5-0.

A motion was made by Irvin Turpin to recommend approval of the requested deferral of SALDO Section 22-507 – Sidewalks. The motion was seconded by Adam Kopp and there was no discussion. Motion carried 5-0.

A motion was made by Ruth Jilka to recommend conditional approval of the plan, conditioned upon the comments of HRG's January 8, 2024 and DCPC's January 3, 2024 review letters being satisfactorily addressed, and upon SEO approval of a suitable replacement area for Lot 2. The motion was seconded by Irvin Turpin and there was no discussion. Motion carried 5-0.

Preliminary/Final Land Development & Subdivision Plan for Falcon Crest at Lytle Farms  
Representatives for the submission were not present to discuss the plan.

A motion was made by Irvin Turpin to accept the plan for review. The motion was seconded by Deborah Weaver and there was no discussion. Motion carried 5-0.

A motion was made by Bob Pistor to table the plan. The motion was seconded by Deborah Weaver and there was no discussion. Motion carried 5-0.

Review Chapter 27, Zoning, Part 16, Section 1609

Bob Pistor explained the history of the proposed Ordinance, explaining he initiated the recommendation due to a high-density neighborhood being proposed adjacent to his farm. Discussion ensued regarding farms with conservation easements, if there could be additional barriers required.

Dave Blecherta recommended having one standard definition for consistency. Buffer screening is to separate two incompatible uses rather than two residential uses. He suggested the Township could have the conversation with the applicant in requesting additional buffer, but they would not be required to comply.

Solicitor Diamond passed out a sample Ordinance from Derry Township and discussed the procedure for adoption.

Ruth Jilka advised she is against ordinance due to the language presented; there's no language for lighting. Solicitor Diamond explained the proposed Ordinance is one piece of the rest of the regulations and that there are lighting standards in the SALDO. He recommended moving the Ordinance, as written, to the Supervisors and cleaning it up later.

A recommendation was made to add "agricultural users/districts" to allow for a buffer between farms and residential developments. A motion was made by Irvin Turpin accepting the Ordinance as edited. Deborah Weaver seconded and there was no further discussion. The motion passed 5-0.

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A motion was made by Deborah Weaver to recommend approval of the Ordinance, as amended, to the Board of Supervisors. The motion was seconded by Irvin Turpin and there was no further discussion. Motion passed 5-0.

Future Items

Bob Pistor advised there was a Comprehensive Plan update meeting scheduled for January 17, 2024 at 7:00pm.

Deborah Weaver inquired about the status of the Tolani plan. Ms. Wilbern advised that a resubmission has been received for the February PC meeting and comments are forthcoming.

**Adjournment**

Irvin Turpin motioned to adjourn the meeting. Deborah Weaver seconded the motion; all in favor. Meeting was adjourned at 8:37 p.m.

// SIGNATURE ON FILE //

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Adam Kopp, Secretary