

LONDONDERRY TOWNSHIP PLANNING COMMISSION
MEETING MINUTES
January 19, 2021
7:00 p.m.

The Londonderry Township Planning Commission held their monthly meeting on Tuesday, January 19, 2021 via Zoom Telecommunication due to Corona Virus Pandemic.

Call to Order: 7:00 p.m.

Regular Meeting

Roll Call of Members

Present: Bruce Grossman, Chair
Patience Basehore, Vice-Chair
Carolyn Stoner, Member
Adam Kopp, Secretary
Irvin Turpin, Member
Jeff Burkhart, Zoning Officer
Susan Yocum, Township Solicitor
Andrew Kenworthy, HRG
Mel Hershey, Board of Supervisor
Anna Dale, Board of Supervisor

Absent: Alexa Korber, Tri-County Regional PC
Jim Diamond, Solicitor

Attendees: Charles M. Courtney, McNees Wallace & Nurick LLC
John Murphy, Alpha Consulting Engineers

RE-ORGANIZATION:

Mr. Grossman, Chairman called for nominations of a Temporary Chairman. Ms. Basehore motioned to appoint Ms. Stoner as Temporary Chairman. Seconded by Mr. Grossman.

Call for Discussion: None

All in favor. Motion approved.

Temporary Chairman

Ms. Stoner, Temporary Chairperson motioned to retain the same slate of officers as held previously, Chairperson – Mr. Grossman, Vice-Chairperson – Ms. Basehore, Secretary – Mr. Kopp. Seconded by Mr. Grossman.

Call for Discussion: None

All in Favor. Motion carried.

Approval of Minutes – Approval of November 16, 2020 Planning Commission Minutes

Ms. Stoner motioned to approve the November 16, 2020 minutes. Seconded by Ms. Basehore. All in favor. Minutes approved.

Citizens Input – None

Mr. Hershey offered his appreciation to the Planning Commission for their participation and dedication to the Londonderry Township Board of Supervisors. Ms. Basehore and Ms. Stoner's 4-year term will end this year, and Mr. Hershey asked Ms. Basehore and Ms. Stoner to serve another four years. Mr. Hershey further noted the next four years will be very important as the Township will need to have to replace lost funding due loss of earned income from TMI. Ms. Stoner and Ms. Baseshore's expertise, vast knowledge and dedication brought to the Board is and will be of great service to the community should they decide to serve again.

Zoning/Codes – Jeff Burkhart

Ordinance Chapter 14, Manufactured/Mobile Home Parks and Manufactured/Mobile Homes within the Township.

Ms. Yocum presented to the Planning Commission Ordinance Chapter 14. Ms. Yocum noted an organizational structure was added and provisions for subdivisions and land developments were made. Some additional minor revisions were also made to address grammatical issues.

Call for Discussion: A discussion was held in regards to any possible substantive changes, variations in terminology, and emergency vehicle access. Ms. Yocum noted there were not any substantive changes made to the ordinance and all minor inconsistencies will be corrected. Mr. Burkhart noted emergency vehicle access was addressed which will be further discussed in the Board of Supervisor's meeting.

Mr. Grossman made a motion to recommend to the Board of Supervisors to consider approval of the New Ordinance, Chapter 14, Manufactured/Mobile Home Parks and Manufactured/Mobile Homes within the Township with the modifications. Seconded by Ms. Basehore.

Call for Discussion: None

Role Call Vote: Ms. Stoner – yes Ms. Baseshore – yes Mr. Kopp – yes Mr. Turpin -yes
Mr. Grossman – yes

All in favor. Motion approved.

Amendment to SALDO, Chapter 22, Revised Definitions and Regulations for Manufactured/Mobile Home Parks

Mr. Grossman made a motion to recommend to the Board of Supervisors to consider approval of the amendment to SALDO, Chapter 22, Revised Definitions and Regulations for Manufactured/Mobile Home Parks as presented. Ms. Stoner seconded the motion.

Call for Discussion: None

Role Call Vote: Ms. Stoner – yes Ms. Baseshore – yes Mr. Kopp – yes Mr. Turpin -yes Mr. Grossman – yes

All in favor. Motion approved.

Rocky Meadow Holdings, LLC, 122 S Geyers Church Road Property – Rezoning (R-1 to R-2 Residential)

Mr. Courtney presented a request for a zoning amendment from an R1- to R-2 Residential Zoning for an 8-acre property located at 122 S. Geyers Church road. Rocky Meadows desires to build townhomes on the property with a planned extension of water and sewer properties. Rocky Meadows is dependent for the water and sewer for the project, and are prepared to participate with the Township. The proposed rezoning creates a transition zone for different types of housing other than single family detached. A change from R1 to R2 is consistent with existing county and Township planning.

Call for Discussion: Mr. Grossman posed a question as to whether notices were given to the abutting property owners. Mr. Burkhart noted if the rezoning is viable, notices and a public meeting will take place prior to the adoption.

Mr. Hershey, property owner at 235 S. Geyers Church Road indicated the property in question is located across the road and has been vacated for years and located near the firehouse. Mr. Hershey made known the Firehouse needs staffing and indicated the proposed townhouses could provide resident volunteers. Furthermore, the firehouse could benefit from the public water and sewer line. Mr. Hershey also addressed concerns about the storm water management which could be incorporated in the plans. Mr. Hershey expressed deep assurance that rezoning would be a great opportunity for housing for the local emergency responders at the firehouse.

A lengthy discussion was held by the Planning Commission on expressed concerns about the noise generated from the firehouse, the density of the proposed properties, pipeline easement, turn arounds, the responsibility for installation of the water and sewer line, storm water management, impact on traffic, excavation issues and gas lines.

Mr. Courtney indicated the land development plan had not been completed and the comments are reasonable. The design will be driven by the storm water, and the units second. The goal will be required to meet all regulations. Additional parking will be taken into account along with the building design. Some preliminary environmental studies were done and look good from an environmental standpoint. Crossing of the Pipeline easement is possible and may also be addressed as planning proceeds. Mr. Murphy noted this request is for a zoning amendment and not a variance, which needed to be submitted to the Planning Commission.

Ms. Basehore referenced information from a letter of review from Dauphin County Planning Commission indicating they did not object to the rezoning plans. Ms. Basehore also appreciated Mr. Hershey's comments on noting the benefits the community would have as well.

Mr. Murphy noted Rocky Meadows Holdings is willing to participate and discuss with the Township the responsibility of the water and sewer lines at the appropriate time, and further indicated the project does not exist without a sewer and water extension.

Ms. Stoner made a motion to recommend to the Board of Supervisors approval of the proposed request for Rezoning (R-1 to R-2 Residential) for Rocky Meadow Holdings, LLC, 122 S Geyers Church Road property recognizing there are other elements that will need to be addressed. Ms. Basehore seconded the motion.

Call for Discussion: None

Role Call Vote: Ms. Stoner – yes, Ms. Basehore – yes, Mr. Kopp – no, Mr. Turpin – yes
Mr. Grossman – No

3 Yes, 2 No – Motion is carried.

Mr. Courtney noted after rezoning, a site plan will be developed and presented to the Planning Commission for further review.

Londonderry Estates/Woodcrest Sewer Extension Project

Mr. Burkhart presented to the Planning Commission a request for support of the Londonderry Estates/Woodcrest Sewer Extension Project. A proposed letter to be signed from the Planning Commission will be submitted in support of the project as agreed by the members.

Future Items – Comprehensive Plan Review

The Planning Commission discussed reaching out to the Tri-County Planning Commission for guidance and information along with a timeline on how to proceed with the comprehensive plan. Mr. Burkhart will discuss with Ms. Korber on the availability and the possibility of her staff assisting with training.

Adjournment

Ms. Stoner motioned to adjourn. Mr. Grossman seconded the motion. All in favor. Motion adjourned 8:25 p.m.



Secretary/db