

**LONDONDERRY TOWNSHIP BOARD OF SUPERVISORS**  
**(PUBLIC HEARING) Work Session Meeting Minutes**  
**June 16, 2020**  
**7:00 P.M.**

The Londonderry Township Board of Supervisors held their regularly scheduled work session meeting on Tuesday, June 16, 2020 via Zoom Telecommunications succeeding the Public Hearing.

**Present:** Mike Geyer, Board Chair  
Bart Shellenhamer, Vice-Chair  
Anna Dale, Member  
Mel Hershey, Member  
Ron Kopp, Member  
Steve Letavic, Township Manager  
Jeff Burkhart, Code/Zoning Officer  
Susan Yocum, Solicitor  
Jim Diamond, Solicitor  
Andrew Kenworthy, Engineer

**Attendees:** Dave Tshudy, Vision LLC  
Charles Courtney, McNeese  
Paul Pontius, Core 5  
Brian Reisinger, Core 5  
John Murphy, Alpha Consulting  
Craig Mellot- Traffic, Planning & Design  
Adam Davis, Vision LLC  
Paul Gallo, resident  
Tammy Baker, Court Reporter

**Call to Order** – The Public Hearing was called to order by Board Chair, Mr. Geyer

**PUBLIC HEARING – Core 5 at Lytle - Requesting approval of Conditional Use Application**

(A court stenographer was present to record the presentation by the application, questions from the Board of Supervisors, and comments and suggestions from the public.)

Public Hearing closed at 8:10 p.m.

**Regular Meeting**

**Call to Order:** Board Chair, Mr. Geyer called to order the regular work session meeting at 8:11 p.m.

**Salute the Flag**

**Citizens Input: None**

**Zoning and Codes:** Mr. Jeff Burkhart

**Application Final Development Core 5 at Lytle Site**

Mr. Burkhart submitted to the Board for review and consideration of the Core 5 Final Land Development at Lytle Site application. Mr. Murphy, Alpha Consulting Engineers, requested 4 waivers and 3 deferrals.

**Waivers Requested:**

1. Waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat is requested
2. Waiver of S.L.D.O. Sec 22-506 - Requirement to construct curbing along the interior access drive
3. Waiver of SWM Sec 26-122.3.B - Requirement to install storm water piping with a minimum of 0.5% slope
4. Waiver of S.L.D.O. Sec 22-503.E- Requirement for maximum driveway width of 40' is requested.

**Deferrals Requested:**

1. Deferral 22-507 Requirement to construct curbing along interior access drives
2. Deferral 22-506 Requirement to construct curbing along Township and state roads
3. Deferral 22-507 Requirement to construct sidewalks along Township roads

Mr. Murphy also noted plan approval contingent upon administrative items outlined in the May 28<sup>th</sup> memorandum.

**Call for Discussion:** Mr. Kenworthy, HRG, reviewed and discussed the requested waivers and deferrals with the Londonderry Township Planning Commission. Mr. Hershey questioned Mr. Kenworthy's satisfaction with the administrative items to be addressed. Mr. Kenworthy was in favor and made known that some parts of the application cannot be satisfied until the very end such as financial security and outside agency approvals.

Mr. Shellenhamer made a motion to approve all 4 waivers in the Core 5 Final Land Development at Lytle site application. Mr. Hershey seconded it.

**Call for discussion:** None

**Role Call Vote:** Mr. Kopp -yes, Ms. Dale -yes, Mr. Shellenhamer -yes, Mr. Hershey - yes, Mr. Geyer - yes

Motion approved.

Mr. Hershey made a motion to approve the 3 deferrals in the Core 5 Final Land Development at Lytle site application. Ms. Dale seconded it.

Call for discussion: None

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale-yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer – yes

Motion approved

Motion to approve the Preliminary Plan Core 5 Final Land Development at Lytle site application was made by Ms. Dale. Seconded by Mr. Shellenhamer.

Call for Discussion - None

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale – yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer-yes

Motion approved.

**Application for Preliminary/Final Subdivision Plan for Vision Ventures Development at Elizabethtown**

Mr. Burkhardt submitted to the Board an application for a Preliminary/Final Land Development Plan for Vision Ventures Development at Elizabethtown for review and consideration.

Presentation by Dave Tshudy, Vision Ventures LLC, Elizabethtown, requesting an approval for preliminary final approval of 5-lot subdivision plan. Lot 1 will not be owned by the developer. Proposed lots 2 and 3 will be developed in the land development plan. Proposed Lot 4 is in entirely within Conewago Township. Proposed Lot 5 is East of Hoffer road. Conveyance of proposed Lot 4 and 5 for Londonderry Township use in the MS-4 Program. One waiver with preliminary plan filing with HRG letter dated March 29th with technical and administrative comments.

Mr. Shellenhamer motioned to approve the waiver of the preliminary final/subdivision plan. Seconded by Ms. Dale.

**Call for Discussion:** None

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale – yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer-yes

Motion approved.

Motion to approve the preliminary subdivision plan by Mr. Hershey. Seconded by Mr. Shellenhamer.

**Call for Discussion:** None

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale – yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer-yes

Motion approved.

Mr. Davis, with Vision LLC requested the following waivers as part of this application. The Planning Commission recommended approval at their meeting on April 15, 2020.

**Waivers Requested:**

1. Waiver of S.L.D.O. Sec 22-304 - Requirement to submit a Preliminary Plat.
2. Waiver of SWM Sec 122.3.F- Requirement for minimum 2” drop at SWM facilities is requested.
3. Waiver of SWM Sec 26-112.14 - Requirement for downstream municipality SWM relief when within 1000 feet with caveat by Planning Commission to submit report to West Donegal Township for information purposes
4. Waiver S.L.D.O Sec 402.12.C1 for curbing along access drive within Penn Dot right away
5. Waiver of SWM Sec 26-122.3.B - Requirement to install stormwater piping with a minimum of 0.5% slope
6. Waiver S.L.D.O Sec. 122.1.F - Requirement to install stormwater piping to be within the 2 foot ground water zone

Mr. Kopp made known to the Board that residents may benefit from sidewalks. Mr. Burkhardt recommended the deferrals should include “at the Township’s request”.

Mr. Stewart indicated the possibility for the Township to include sidewalks will be part of the deferral, and if not, there would be a waiver for it.

Ms. Dale motioned to approve the waivers for Ventures LLC as presented. Seconded by Mr. Shellenhamer.

**Call for Discussion:** None

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale – yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer-yes

Motion approved.

Mr. Davis, Ventures LLC requested the following deferrals as part of this application.

1. SLDO Section 507 Deferral of sidewalk along access drive onsite
2. SLDO Section 506 Deferral of installation of curbing and gutter installation along property road frontage for Rte. 230, Hoffer Road and North Hertzler Road
3. SLDO Section 507 Deferral installation of sidewalks along the road frontage for Rte. 230, Hoffer Road and North Hertzler Road

Mr. Shellenhamer motioned to approve the three deferrals for Ventures LLC. Seconded by Ms. Dale.

**Call for Discussion:** None

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale – yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer-yes

Motion approved.

Mr. Hershey motioned to approve the Preliminary/Final Subdivision Plan for Vision Ventures Development at Elizabethtown. Seconded by Mr. Shellenhamer.

**Call for Discussion:** Mr. Shellenhamer mentioned there will be additions to the water line extension. Mr. Davis will coordinate the water line extension with Mr. Shellenhamer.

**Role Call Vote:** Mr. Kopp-yes, Ms. Dale – yes, Mr. Shellenhamer-yes, Mr. Hershey-yes, Mr. Geyer-yes

Motion approved.

**Zoning Ordinance Amendments:**

Mr. Burkhart informed the Board that the Planning Commission offered for consideration to review the Zoning Amendment one more time at their next meeting on July 20th prior to the Public Hearing on July 21, 2020. The Planning Commission recommended proposed changes to the definition of the term pumping station.

**Manager's Report:** Mr. Steve Letavic, Township Manager

Mr. Letavic noted the Township had been working on creating a tax base in the 230 corridor and have been trying to find partners over a decade. Mr. Letavic made known it is a great step for the community and offered his thanks to everyone for their patience and guidance!

**New Business** - None

**Old Business** – None

**Executive Session** – None

**Adjournment** –

Moved by Mr. Shellenhamer, seconded by Mr. Hershey. Role Call Vote. Meeting adjourned at 8:52 p.m.

  
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Secretary/db